

When recorded mail to (Tax Mailing Address):

Grantee

6299 S Van Cott Road
Holladay, UT 84121
MTC File No. 305692

13707174
7/2/2021 9:19:00 AM \$40.00
Book - 11200 Pg - 7364-7365
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Crystal York and Michael York, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Michael A. York and Crystal R. York, Co-Trustees of the Michael A. York Trust, dated January 15, 2010 and Crystal R. York and Michael A. York, Co-Trustees of the Crystal R. York Trust, dated January 15, 2010,

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah, described as:

BEGINNING AT A POINT WHICH IS EAST 10 RODS ALONG THE SECTION LINE AND SOUTH 89° 59' 36" EAST 33.55 FEET; THENCE SOUTH 46° 56' 30" EAST 369.85 FEET; THENCE SOUTH 81° 23' 30" EAST 132.89 FEET, NORTH 67° 35' 30" EAST 42 FEET; THENCE SOUTH 10° 10' 18 SECONDS EAST 505.48 FEET AND NORTH 89° 45' 30" WEST 70.21 FEET FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0° 07' 53" WEST 215 FEET; THENCE NORTH 89° 45' 30" WEST 234.37 FEET TO THE CENTER LINE OF VANCOTT ROAD; THENCE NORTH 15° 14' 30" EAST 111.18 FEET ALONG THE CENTER LINE OF SAID ROAD; THENCE ALONG THE CENTER LINE OF SAID ROAD NORTHEASTERLY 109.67 FEET ALONG THE ARC OF A 759.58 FOOT RADIUS CURVE TO THE LEFT WHOSE RADIUS BEARS NORTH 74° 45' 30" WEST; THENCE SOUTH 89° 45' 30" EAST 184.53 FEET TO THE POINT OF BEGINNING.

ALSO, KNOWN AS LOT 4, VAN COTT ADDITION, AN UNRECORDED NONREGULAR SUBDIVISION.

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY:
A 24 FOOT WIDE ROADWAY KNOWN AS VAN COTT ROAD WHOSE CENTER LINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89° 59' 36" EAST 198.50 FEET AND SOUTH 46° 56' 30" EAST 369.85 FEET AND SOUTH 81° 23' 30" EAST 20.94 FEET FROM THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN AND RUNNING THENCE SOUTH 45° 14' 30" WEST 85.20 FEET; THENCE 157.08 FEET ALONG A 100 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTH 44° 45' 30" EAST 13.00 FEET; THENCE 113.76 FEET

ACCOMMODATION RECORDING ONLY

Meridian Title Company makes no representation as to
condition of title, priority of liens, nor does it assume any
responsibility for validity, sufficiency or effect of document.

ALONG A 144.85 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTH 0° 14' 30" WEST 95.00 FEET; THENCE 198.86 FEET ALONG A 759.57 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTH 15° 14' 30" WEST 186.53 FEET TO THE END OF THE DESCRIBED ROAD.

Tax Parcel No. 22-23-105-003

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this 30 day of June, 2021.

Crystal York
Crystal York

Michael York

STATE OF UTAH)
:ss
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 30 day of June, 2021, by Crystal York and Michael York.

Heather
Notary Public

