

Mail Recorded Deed and Tax Notice To:
The Mark C. Hardy and Shelley D. Hardy Trust
5924 South Deerwood Farms Lane
Salt Lake City, UT 84121

13736251
8/4/2021 2:52:00 PM \$40.00
Book - 11217 Pg - 3474-3476
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



**COTTONWOOD
TITLE**

File No.: 144094-DMF

WARRANTY DEED

James W. Budge and Lisa F. Budge, Trustees of The Budge Family Trust dated October 16, 2019,

GRANTORS of Holladay, State of Utah, hereby Conveys and Warrants to

**Mark C. Hardy and Shelley D. Hardy, Trustees of The Mark C. Hardy and Shelley D. Hardy Trust
dated December 26, 2001, as amended and restated April 28th, 2017**

GRANTEES of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-15-427-025 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 3rd day of August, 2021.

The Budge Family Trust dated October 16, 2019

BY: _____
James W. Budge
Trustee

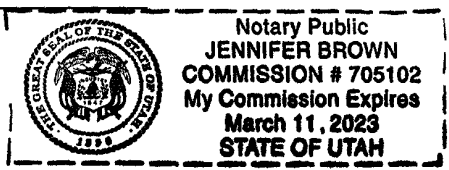
BY: _____
Lisa F. Budge
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 3rd day of August, 2021, before me, personally appeared James W. Budge, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Budge Family Trust dated October 16, 2019.

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 3rd day of August, 2021, before me, personally appeared Lisa F. Budge, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Budge Family Trust dated October 16, 2019.

Notary Public

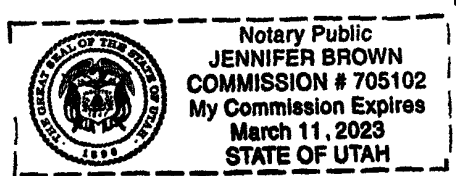


EXHIBIT A
Legal Description

PARCEL 1:

Lot 4, DEERWOOD FARMS SUBDIVISION PHASE 3 - AMENDING AND VACATING A PORTION OF DEERWOOD FARMS PHASE 2, a Residential Subdivision, according to the official plat thereof recorded November 13, 2014 as Entry No. 11945273 in Book 2014P at Page 284 in the office of the Salt Lake County Recorder.

PARCEL 1A:

A non-exclusive easement and right of way for ingress and egress, appurtenant to Parcel 1 above, as set forth and identified by the official plat of Deerwood Farms Subdivision Phase 3 - Amending and Vacating a portion of Deerwood Farms Phase 2, a Residential Subdivision, recorded November 13, 2014 as Entry No. 11945273 in Book 2014P at Page 284 of the official records of the Salt Lake County Recorder's Office.

PARCEL 1B:

A non-exclusive easement and right of way for ingress and egress, over and across the private road known as Deerwood Lane, appurtenant to Parcel 1 above, as set forth and identified by the official plat of Deerwood Farms Subdivision, Phase 2, but being limited to the portion of said lane that traverses Lot 5 of said subdivision.

PARCEL 1C:

A non-exclusive easement and right of way for ingress and egress, appurtenant to Parcel 1 above, as set forth and defined by that certain Access Easement Grant and Agreement recorded September 20, 2019 as Entry No. 13078772 in Book 10833 at Page 4555 of the official records of the Salt Lake County Recorder's Office.