

When recorded mail to (Tax Mailing Address):

Grantee
2296 East Pepperwood Drive
Sandy, UT 84092
MTC File No. 279878

13813208
11/1/2021 2:42:00 PM \$40.00
Book - 11262 Pg - 7470-7471
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

David E. Porter and L. Michelle Porter, joined by his wife as tenants in common, GRANTOR(S), for good and valuable consideration, hereby convey(s) and warrant(s) to

Trent Farnes and Chantale Farnes, Husband and Wife

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

Lot 201, contained within Pepperwood Phase 2, P.U.D., as said Lot is identified in the Plat of said Development, recorded in Salt Lake County, Utah, as Entry No. 2568309, in Book 73-9, at Page 78, and in the Declaration of Covenants, Conditions, and Restrictions, recorded in Salt Lake County, Utah, on September 11, 1973, as Entry No. 2568310, in Book 3415, at Page 342.

Together with a right and easement in and to the Common Areas described and as provided for, in said Declaration of Covenants, Conditions, and Restriction, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from
Lot and 2000 East Street, a Physically open and legally dedicated public street.

Less the following:

Beginning at the Northeasterly corner of Lot 201, Pepperwood Phase 2, and running thence North 47°15' West along the Northerly line of said Lot 201, 172.675 feet; thence South 42°45' West 159.987 feet to the Southerly line of said Lot 201; thence South 55°33'45' East along said Southerly line 199.044 feet to a point on the arc of a 124.34 foot radius curve, the center of which bears South 83°39'52" East, said point also being the Southeasterly corner of said Lot 201; thence along the Easterly boundary of said Lot 201 the following two courses: Northeasterly along said curve to the right through a central angle of 36°24'52", a distance of 79.02 feet to a point of tangency and North 42°45' East 57.40 feet to the point of beginning.

Together with a Perpetual right of way to use and enjoy those portions of Pepperwood Subdivision Phase 1, Pepperwood Phase 2, and any and all Pepperwood Subdivision Phases, which are identified and will be identified as Lot "A" being the streets within the Subdivision.

Tax Parcel No. 28-15-379-004

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

In witness whereof, the grantors have executed this instrument this 12 day of September, 2021.

David E. Porter

L. Michelle Porter

STATE OF UTAH)
)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 15 day of September, 2021, by David E. Porter and L. Michelle Porter, joined by his wife as tenants in common.

Notary Public

