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11/8/2021 1:53:00 PM \$40.00
Book - 11266 Pg - 201-203
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested by:
First American Title Insurance Company
6985 S Union Park Ctr, Suite 170
Midvale, UT 84047
(801)562-2212

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Dien Hadrovic
363 East 13800 South
Draper, UT 84020

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **301-6177146 (tlc)**
A.P.N.: **34-06-253-041-0000**

DDD&B Investments-Springville, LLC, Grantor, of **Draper, Salt Lake County, State of UT**, hereby CONVEY AND WARRANT to

Dien Hadrovic, a single man, sole owner, Grantee, of **Draper, Salt Lake County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake County, State of Utah**:

PARCEL 1:

COMMENCING 423.50 FEET EAST FROM THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 75 FEET; THENCE NORTH 173.25 FEET; THENCE WEST 75 FEET; THENCE SOUTH 173.25 FEET TO BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF 13800 SOUTH STREET.

ALSO LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED TO DRAPER CITY, BY DEED OF DEDICATION AND ACCEPTANCE DOCUMENT RECORDED APRIL 08, 2019 AS ENTRY NO. 12964114 IN BOOK 10767 AT PAGE 8319 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°59'57" WEST 2143.74 FEET TO THE POINT OF BEGINNING; THENCE WEST 75.00 FEET; THENCE NORTH 33.04 FEET; THENCE NORTH 89°59'57" EAST 75.00 FEET; THENCE SOUTH 33.04 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING 498.5 FEET EAST FROM THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 10 FEET; THENCE NORTH 10.5 RODS, THENCE WEST 10 FEET; THENCE SOUTH 10.5 RODS TO BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF 13800 SOUTH STREET.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this November 8, 2021.

DDD & B Investments-Springville LLC, a limited liability company

By: Darrell H. Smith

Name: Darrell H. Smith

Title: Member

By: Dale E. Smith

Name: Dale E. Smith

Title: Member

By: Dennis H. Smith

Name: Dennis H. Smith

Title: Member

STATE OF UT)
County of Salt Lake)
ss.)

On November 10, 2021, before me, the undersigned Notary Public, personally appeared Darrell H. Smith, Dale E. Smith and Dennis H. Smith, Members of DDD & B Investments-Springville LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

2.6.2024

A circular notary seal for Melinda Romero, Notary Public, State of Utah. The seal contains the text 'NOTARY PUBLIC STATE OF UTAH' around the perimeter, 'MELINDA ROMERO' in the center, 'Comm. #710405' below it, and 'My Commission Expires' followed by the date 'February 6, 2024' at the bottom. The seal is stamped with a date '1895' at the bottom.