

Mail Recorded Deed and Tax Notice To:  
Nicholas Berger and Jessica Berger  
11622 South Roselawn Way  
South Jordan, UT 84009

**13854873 B: 11286 P: 5685 Total Pages: 3**  
**12/23/2021 11:02 AM By: zhook Fees: \$40.00**  
WD- WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: CSC ERECORDING  
919 N 1000 WLOGAN, UT 84321



File No.: 152869-CPP

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## WARRANTY DEED

Nicholas J. Berger, a married man

**GRANTOR(S)** of South Jordan, State of Utah, hereby Conveys and Warrants to

Nicholas Berger and Jessica Berger, a married couple

**GRANTEE(S)** of South Jordan, 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.:** 22-16-430-005 (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]*

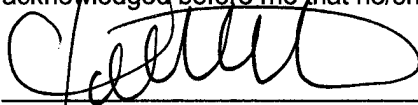
Dated this 22nd day of December, 2021.

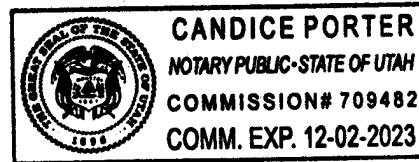
  
Nicholas J. Berger

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22nd day of December, 2021, before me, personally appeared Nicholas J. Berger, 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.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

**Beginning North 89°51'10" West 172.96 feet and South 0°20'50" West 456.36 feet from the Northeast corner of the Southeast Quarter of Section 16, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°51'10" East 158.71 feet; thence South 0°07'41" West 65 feet; thence North 89°51'10" West 158.96 feet to the East line of Highland Drive; thence North 0°20'50" East 65 feet to the point of beginning.**

**LESS AND EXCEPTING that portion deeded to the City of Holladay in Warranty Deed recorded February 7, 2020, as Entry No. 13188906, in Book 10893, at Page 8025 in the Official Records of the Salt Lake County Recorder. Said portion being more particularly described as follows:**

**Beginning at the Northwest corner of said entire tract in the Easterly right of way line of the existing Highland Drive which corner is 173.77 feet North 89°45'57" West along the Quarter Section line and 456.35 feet South 00°14'03" West from the East Quarter corner of Section 16, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said corner is also 33.00 feet perpendicularly distant Easterly from the control line of said project opposite approximate engineer station 15+60.76; and running thence South 89°59'25" East (South 89°51'10" East by record) 8.00 feet along the Northerly boundary line of said entire tract to a line parallel with and 41.00 feet perpendicularly distant Easterly from said control line opposite engineer station 15+60.81; thence South 00°20'50" West 65.15 feet along said parallel line to a point in the Southerly boundary line of said entire tract opposite engineer station 14+95.66; thence North 89°51'41" West (North 89°51'10" West by record) 8.00 feet along said Southerly boundary line to the Southwest corner of said entire tract; thence North 00°20'50" East 65.13 feet (65.00 feet by record) along said Westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.**

**(Note: Rotate all bearings in the above description 00°15'15" clockwise to obtain highway bearings.)**