

Mail Recorded Deed and Tax Notice To:  
Jeff R. Mathews  
1236 South Highway 66  
Morgan, UT 84050

13870384 B: 11294 P: 8514 Total Pages: 3  
01/14/2022 12:44 PM By: ggasca Fees: \$40.00  
WD- WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



**COTTONWOOD  
TITLE**

File No.: 153063-DWP

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## WARRANTY DEED

Jeff R. Mathews

**GRANTOR(S)** of Morgan County, State of Utah, hereby Conveys and Warrants to

Arden Limited Partnership

**GRANTEE(S)** of South 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:

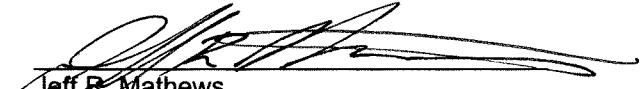
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 16-30-379-045 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022, and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

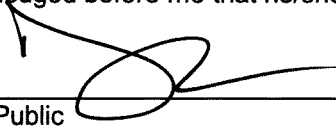
Dated this 1/14/22.


  
Jeff R. Mathews

STATE OF UTAH

COUNTY OF DAVIS

On this 1/14/22, before me, personally appeared Jeff R. Mathews, 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

 **DAVID J WRIGHT**  
NOTARY PUBLIC -STATE OF UTAH  
My Comm. Exp 10/17/2022  
Commission # 702147

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

Beginning at a point on the West right-of-way line of 300 East Street; said point being South 00°18'16" West, along said West right-of-way line, 419.10 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A" Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1026.58 feet and North 89°41'44" West 33 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West, along said West right-of-way line, 59.94 feet; thence North 89°41'44" West, 150.00 feet; thence North 00°18'16" East, 59.94 feet to a point on the South boundary line of Hidden Grove Condominiums, recorded as Entry No. 6592535; thence South 89°41'44" East, along said South boundary line and a projection thereof, 150.00 feet to the point of beginning.

Subject to and together with Right-of-Way Easement and utility easement for ingress and egress and maintenance of utilities:

Beginning at a point on the West right-of-way line of 300 East Street; said point being South 00°18'16" West, along said West right-of-way line, 419.10 feet from the Northeast corner of Lot 11, Block 17, Ten Acre Plat "A" Big Field Survey; said point also being South 00°18'16" West, along the monument line, 1026.58 feet and North 89°41'44" West 33 feet from a street monument located at the intersection of 3300 South Street and 300 East Street; and running thence South 00°18'16" West along said West right-of-way line, 10.00 feet; thence North 89°41'44" West, 150.00 feet; thence North 00°18'16" East, 10.00 feet to a point on the South boundary line of Hidden Grove Condominiums, recorded as Entry No. 6592535; thence South 89°41'44" East, along South boundary line and a projection thereof, 150.00 feet to the point of beginning.