

MAIL TAX NOTICE TO
Juan A. Cabral
7194 W Schuler Avenue
West Valley City, UT 84128

13915182 B: 11319 P: 1008 Total Pages: 2
03/21/2022 11:29 AM By: asteffensen Fees: \$40.00
WD- WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: BACKMAN FPTP
7050 S UNION PARK AVE STE 110MIDVALE, UT 840476064

Warranty Deed

Order No. 5-113606

Juan A. Cabral

of **West Valley City**, County of **Salt Lake**, State of **UTAH**, Grantor, hereby CONVEY and WARRANT to

Juan A. Cabral, a married man

of **West Valley City**, County of **Salt Lake**, State of **UT**, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Salt Lake County**, State of **UTAH**:

SEE ATTACHED LEGAL DESCRIPTION.

Parcel No.: 14-22-305-060

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

WITNESS, the hand(s) of said Grantor(s), this 16th of March AD., 2022

Signed in the Presence of:

Juan A. Cabral

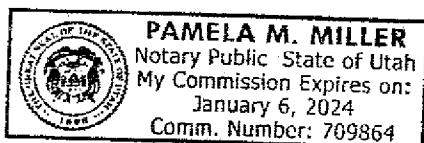
STATE OF Utah)
County of Salt Lake)

The foregoing instrument was acknowledged before me this 16th day of March, 2022
By Juan A. Cabral

Notary Public

My Commission Expires:

Residing at: McWayne, MS.



LEGAL DESCRIPTION

Order No. 5-113606

Beginning 7 feet from the Southwest corner of Lot 1, Block 2, East Magna Plat "A" Subdivision, according to the official plat thereof, recorded in Book G of Plats, at Page 74, records of Salt Lake County, State of Utah; and running thence East 124 feet; thence North 66 feet; thence West 124 feet; thence South 66 feet to the point of beginning.

Less and excepting a parcel of land in fee for the widening of the existing 7200 West Street, known as Project No. WVCENGRIF-8; being part of an entire tract of property, situate in Lot 1, Block 2, East Magna Plat "A" Subdivision, in the Northwest Quarter of the Southwest Quarter of Section 22, Township 1 South, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows: Beginning 7.00 feet East from the Southwest corner of said Lot 1, said point being in the existing Easterly right of way line of 7200 West Street; and running thence North 12.00 feet parallel with the control line of said project along said existing right of way line to a point 40.00 feet perpendicularly Easterly from said control line; thence South 45°00'00" East 16.97 feet to a point in the Southerly boundary line of said entire tract; thence West 12.00 feet along said boundary line to the point of beginning.

Parcel No.: 14-22-305-060