

WHEN RECORDED MAIL TO  
AND MAIL TAX NOTICE TO:  
203rd Enterprises LLC  
20 Jarano St  
Rancho Mission Viejo, CA 92694

**13927648 B: 11326 P: 322 Total Pages: 4**  
**04/06/2022 03:25 PM By: asteffensen Fees: \$40.00**  
WD- WARRANTY DEED  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: US TITLE INSURANCE AGENCY  
14884 HERITAGECREST WAY, #CBLUFFDALE, UT 84065

## **WARRANTY DEED**

File No.: 052637  
APN: 22-14-178-017-0000

**Terri Ridge and R Russell Ridge,**

Grantor(s), of Holladay, Salt Lake County, State of Utah, hereby convey(s) and warrant(s) to

**203rd Enterprises LLC, an Arizona Limited Liability Company**

Grantee(s), of Rancho Mission Viejo, Orange County, State of California, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Salt Lake County, Utah, to wit:

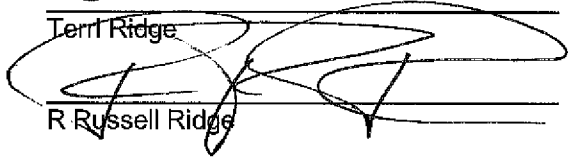
See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 29 day of March, 2022.



Terri Ridge



R Russell Ridge

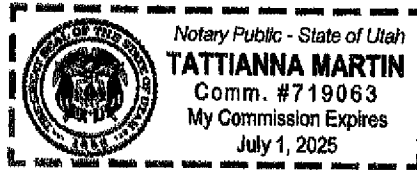
STATE OF UTAH )

:ss )

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me the 29 day of March, 2022 by ~~Terri Ridge and~~ R Russell Ridge.

  
Notary Public

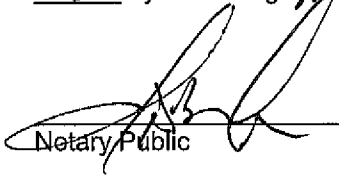


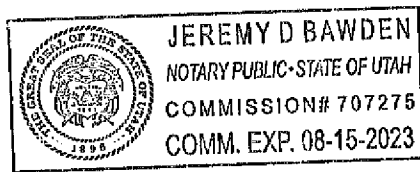
STATE OF UTAH )

:ss )

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me the 5 day of APRIL,  
2022 by Terri Ridge and ~~Michael Ridge~~.

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



## EXHIBIT "A"

### PARCEL 1:

LOT 16, SILVER HAWK SUBDIVISION NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH.

### PARCEL 1A:

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT-OF-WAY; BEGINNING AT A POINT WHICH LIES WEST 320.67 FEET AND NORTH 933.74 FEET FROM THE CENTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 82°00'00" EAST 15.55 FEET TO A POINT (RADIUS POINT BEARS NORTH 64°05'08" EAST) ON A 46.06 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 8.37 FEET ALONG SAID CURVE (CHORD BEARING NORTH 20°42'31" WEST) TO A POINT OF TANGENCY; THENCE NORTH 15°30'00" WEST 20.00 FEET TO A POINT OF CURVE; THENCE EASTERLY 44.35 FEET ALONG A 26.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING NORTH 33°22'05" EAST) TO A POINT (RADIUS POINT BEARS SOUTH 7°45'49" EAST) ON SAID 26.00 FOOT RADIUS CURVE; THENCE SOUTH 14°26'27" EAST 54.10 FEET; THENCE SOUTH 15°30'00" EAST 260.54 FEET TO A POINT OF CURVE; THENCE SOUTHERLY 11.98 FEET ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT TO A POINT (RADIUS POINT BEARS SOUTH 28°43'44" WEST) ON A 50.00 FOOT RADIUS CURVE TO THE LEFT (SAID POINT LIES ON THE NORTH LINE OF SILVER HAWK DRIVE); THENCE WESTERLY 59.73 FEET ALONG SAID 50.00 FOOT RADIUS CURVE TO A POINT (RADIUS POINT BEARS 39°42'55" EAST) ON SAID 50.00 FOOT RADIUS CURVE) TO A POINT (RADIUS POINT BEARS 39°42'55" EAST) ON SAID 50.00 FOOT RADIUS CURVE TO A POINT (RADIUS POINT BEARS NORTH 39°42'55" WEST) ON A 15.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 17.22 FEET ALONG SAID 15.00 FOOT RADIUS CURVE TO A POINT OF TANGENCY; THENCE NORTH 15°30'00" WEST 254.03 FEET TO THE POINT OF BEGINNING.

### PARCEL 1B:

TOGETHER WITH THAT PRIVATE STREET KNOWN AS SILVER HAWK DRIVE AS SHOWN ON THE RECORDED PLAT OF SILVER HAWK NO. 2

### Parcel 1C:

TOGETHER WITH THAT CERTAIN LANDSCAPE AND ACCESS EASEMENT RECORDED DECEMBER 3, 2009, AS ENTRY NO. 10850946, IN BOOK 9785, AT PAGE 2088 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the Northeast corner of Lot 17, Silver Hawk Subdivision No. 2, as recorded, thence South 15°30'00" East, 165.47 feet; thence South 74°30'00" West, 23.11 feet; thence North 16°47'49" West, 28.05 feet; thence South 74°30'00" West, 3.10 feet; thence North 14°55'27" West, 45.57 feet; thence North 15°49'10" West, 50.80 feet; thence North 20°23'10" West, 20.38 feet; thence North 40°32'37" West, 22.91 feet; thence North 74°30'00" East, 38.10 feet to the POINT OF BEGINNING.

Situated in Salt Lake County, State of Utah