

WHEN RECORDED MAIL TO:

Kevin R. Van Beuge
13188 South 6200 West
Herriman, UT 84096

13951767 B: 11338 P: 7946 Total Pages: 2
05/13/2022 11:38 AM By: bmeans Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: KEVIN R VAN BEUGE
13188 S 6200 WHERRIMAN, UT 84096



Pioneer File No. 115763

WARRANTY DEED

Kevin R. Van Beuge and Lynette Van Beuge, who acquired title as Kevin R. Van B'Euge and Lynette Van B'Euge, and Kevin R. Van Beuge, individually, GRANTORS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY and WARRANT to

Kevin R. Van Beuge and Lynette Van Beuge, husband and wife, as joint tenants

as GRANTEES, the following described real property situated in Salt Lake County, State of Utah, to-wit:

Beginning at the South boundary of Van Beuge Property and the Westerly right-of-way line of 6200 West Street, said point being South 00°13'34" West 983.53 feet and East 1775.72 feet from the West 1/4 Corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian, thence running: North 89°35'10" West 156.19 feet to a steel post on the existing fence line, thence North 89°08'23" West 127.20 feet, more or less, along said fence to the Southeast Corner of the property owned by The Clay and Sharon Butterfield Trust as disclosed in that certain Quit Claim Deed recorded March 29, 2007 as Entry No 10049737, thence North 01°18'35" West 156.96 feet , more or less, along the agreed fence line to the Southwest corner of the Ronda & Viola Butterfield Trust property and the Northwest boundary of Van Beuge Property as disclosed in that certain Boundary Line Agreement "Historical Fence Line Agreement" Recorded July 2, 2020 as Entry No. 13317697, thence along the boundary line described in said Boundary Line Agreement, North 89°56'42" East 111.28 feet along the existing fence line, thence South 89°34'36" East 20.51 feet along the existing fence to a fence corner, thence along a vinyl fence North 00° 32'29" East 79.80 feet to the Southwest corner of the James & Shelly Settle Trust property, thence South 89°44'47" East 153.77 feet, more or less, to the Westerly Right of Way line of 6200 West Street,, thence South 00°08'00" East 234.36 feet, more or less, along the said Right of Way line of 6200 West Street, to the point of beginning.

Tax Parcel No. 26-35-328-023 and 26-35-328-011

Subject to current general property taxes.

Subject to easements, conditions, covenants and restrictions of record.

Dated this 4th day of May, 2022 .

Kevin R. Van Beuge
Kevin R. Van Beuge
(who acquired title as
Kevin R. Van B'Euge)

Lynette Van Beuge
Lynette Van Beuge
(who acquired title as Lynette Van B'Euge)

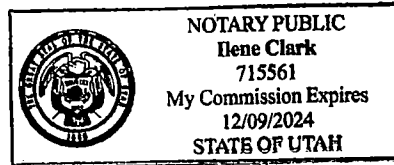
Kevin R. Van Beuge
Kevin R. Van Beuge

STATE OF UTAH)
: SS.
COUNTY OF SALT LAKE)

On this 4th day of May, 2022, before me, Ilene Clark, a notary public, personally appeared, Kevin R Van Buege^{CV KVB} (who acquired title as Kevin R. Van B'Euge) and Lynette Van Buege^{CV LVB}, (who acquired title as Lynette Van B'Euge) proved on the basis of satisfactory evidence to be the person(s) whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Ilene Clark
NOTARY PUBLIC



STATE OF UTAH)
: SS.
COUNTY OF SALT LAKE)

On this 4th day of May, 2022, before me, Ilene Clark, a notary public, personally appeared, Kevin R Van Buege^{CV KVB}, proved on the basis of satisfactory evidence to be the person(s) whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.

Ilene Clark
NOTARY PUBLIC

