

MAIL TAX NOTICE TO:

Adnan Afridi

14357 S LongRidge Dr
Herriman, UT 84096

13961528 B: 11344 P: 679 Total Pages: 5

05/31/2022 04:30 PM By: sarvizo Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: STEWART TITLE OF UTAH

6955 S UNION PARK CTR STE 100MIDVALE, UT 840476516

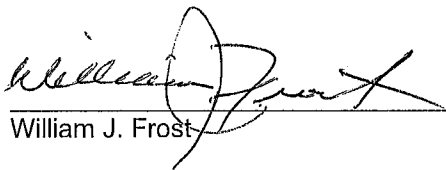
WARRANTY DEED

William J. Frost and Lois Ann Frost also known as Lois A. Frost, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Adnan Afridi, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

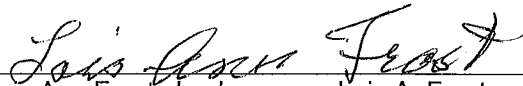
See Exhibit "A" attached hereto and made a part hereof.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 31st day of May, 2022.



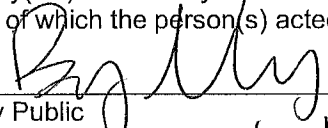
William J. Frost



Lois Ann Frost also known as Lois A. Frost

State of Utah
County of Salt Lake

On this 31st day of May, 2022, personally appeared before me, the undersigned Notary Public, William J. Frost and Lois Ann Frost also known as Lois A. Frost, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: 1/25/26

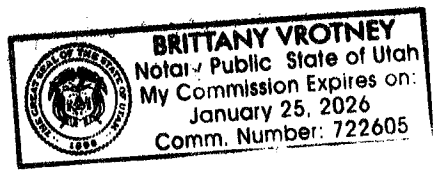


EXHIBIT "A" LEGAL DESCRIPTION

The following described tract(s) of land situated Salt Lake County, State of Utah:

Parcel 1:

Beginning at the Southwest corner of the Hoffmann Parcel, which point is North 1354.02 feet and West 587.53 feet and South 70°20'00" West, 416.55 feet from the Southeast corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 70°20'00" West 416.56 feet to the Burbidge Parcel; thence North 555.25 feet to the Southerly line of Rose Canyon Road; thence North 70°20'00" East 416.56 feet; thence South 555.25 feet to the place of beginning.

Excepting therefrom that portion conveyed to William David Frost by Warranty Deed recorded September 4, 2007 as Entry No. 10212198 in Book 9511 at Page 3269, described as follows:

Beginning at a point that is 155.25 feet North of a point that is 416.44 feet South 70°20'00" West from the Southwest corner of the Hoffman Parcel, which point is North 1354.02 feet and West 587.53 feet and South 70°20'00" West, 416.55 feet from the Southeast corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 400 feet to the Southerly line of Rose Canyon Road; thence North 70°20'00" East 70.00 feet; thence South 400 feet; thence South 70°20'00" West 70.00 feet to the point of beginning.

Also excepting therefrom that portion conveyed to The City of Herriman, a municipal corporation of the State of Utah, by Order of Condemnation recorded February 12, 2010 as Entry No. 10896705 in Book 9803 at Page 7007; and in Affidavit of Correction recorded March 5, 2010 as Entry No. 10909671 in Book 9808 at Page 8136, described as follows:

A portion of that real property described in Deed Book 5097, Page 1491 in the Official Records of Salt Lake County located in the Southwest Quarter of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southwest corner of said real property, said point being located N89°54'47" E along the Section Line 1,292.66 feet and North 1,075.63 feet from the South 1/4 Corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian; thence N0°00'14" W along the West line of said real property, 555.25 feet; thence N70°19'46" E along said real property 36.33 feet; thence S19°40'17" E 13.89 feet; thence Southwesterly along the arc of a 10.00 foot radius non-tangent curve to the left (radius bears: S19°40'17" E) 15.71 feet through a central angle of 89°59'58" (chord: S25°19'44" W 14.14 feet); thence S19°40'15" E 49.59 feet; thence along the arc of a 489.00 foot radius curve to the right 308.29 feet through a central angle of 36°07'19" (chord: S1°36'35" E 303.21 feet); thence along the arc of a 611.00 foot radius curve to the left 175.48 feet through a central angle of 16°27'18" (chord S8°13'25" W 174.87 feet); thence S0°00'14" E 6.96 feet to the South line of said property; thence S70°19'46" W 34.04 feet to the point of beginning.

Also Excepting therefrom that portion conveyed to Herriman City, a Utah municipality by Quit Claim Deed recorded May 10, 2019 as Entry No. 12986046 in Book 10779 at Page 3117, described as follows:

Beginning at the Southwest corner of the Hoffman Parcel, which point is North 1354.02 feet and West 587.53 feet and South 70°20'00" West 416.55 feet from the Southeast corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian, said point also being on the Northerly Boundary Line of The Oaks at Rose Creek Subdivision, recorded as Entry No. 11190108, in Book 2011P, at Page 71, in the Office of the Salt Lake County Recorder; and running thence South 70°20'00" West 381.52 feet along the Northerly Boundary Line of said The Oaks at Rose Creek Subdivision to the Herriman City Parcel as defined by the Order of Condemnation recorded February 12, 2010 as Entry No. 10896705, in Book

9803, at Page 7007, in the Office of the Salt Lake County Recorder; and as Affidavit of Correction recorded March 5, 2010, as Entry No. 10909671, in Book 9808, at Page 8136, in the Office of the Salt Lake County Recorder; thence North 00°00'14" West 6.96 feet along the Easterly Line of said Herriman City Parcel; thence Northeasterly 175.46 feet along the arc of a 611.00 foot radius curve to the right (center bears South 89°58'18" East and the chord bears North 08°15'19" East 174.86 feet with a central angle of 16°27'14") along the Easterly Line of said Herriman City Parcel; thence Northeasterly 33.90 feet along the arc of a 489.00 feet radius curve to the left (center bears North 73°32'42" West and the chord bears North 14°28'09" East 33.89 feet with a central angle of 03°58'19") along the Easterly Line of said Herriman City Parcel; thence North 86°21'52" East 326.35 feet; thence South 105.12 feet to the point of beginning.

Tax ID No. 32-03-400-073 (shown for informational purposes only)

Parcel 2:

Beginning at a point that is 155.25 feet North of a point that is 416.44 feet South 70°20'00" West from the Southwest corner of the Hoffman Parcel, which point is North 1354.02 feet and West 587.53 feet and South 70°20'00" West, 416.55 feet from the Southeast corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 400 feet to the Southerly line of Rose Canyon Road; thence North 70°20'00" East 70.00 feet; thence South 400 feet; thence South 70°20'00" West 70.00 feet to the point of beginning.

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Beginning at the Southwest corner of said real property, said point being located N89°54'47" E along the Section Line 1,292.66 feet and North 1,075.63 feet from the South 1/4 Corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian; thence N0°00'14" W along the West line of said real property, 555.25 feet; thence N70°19'46" E along said real property 36.33 feet; thence S19°40'17" E 13.89 feet; thence Southwesterly along the arc of a 10.00 foot radius non-tangent curve to the left (radius bears: S19°40'17" E) 15.71 feet through a central angle of 89°59'58" (chord: S25°19'44" W 14.14 feet); thence S19°40'15" E 49.59 feet; thence along the arc of a 489.00 foot radius curve to the right 308.29 feet through a central angle of 36°07'19" (chord: S1°36'35" E 303.21 feet); thence along the arc of a 611.00 foot radius curve to the left 175.48 feet through a central angle of 16°27'18" (chord S8°13'25" W 174.87 feet); thence S0°00'14" E 6.96 feet to the South line of said property; thence S70°19'46" W 34.04 feet to the point of beginning.

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Lake County Recorder; thence North $00^{\circ}00'14''$ West 6.96 feet along the Easterly Line of said Herriman City Parcel; thence Northeasterly 175.46 feet along the arc of a 611.00 foot radius curve to the right (center bears South $89^{\circ}58'18''$ East and the chord bears North $08^{\circ}15'19''$ East 174.86 feet with a central angle of $16^{\circ}27'14''$) along the Easterly Line of said Herriman City Parcel; thence Northeasterly 33.90 feet along the arc of a 489.00 feet radius curve to the left (center bears North $73^{\circ}32'42''$ West and the chord bears North $14^{\circ}28'09''$ East 33.89 feet with a central angle of $03^{\circ}58'19''$) along the Easterly Line of said Herriman City Parcel; thence North $86^{\circ}21'52''$ East 326.35 feet; thence South 105.12 feet to the point of beginning.

Tax ID No. 32-03-429-001 (shown for informational purposes only)