

WHEN RECORDED MAIL TO:

HHCJ & Associates LLC

3039 South 8400 West

Magna, UT 84044

VTIA File #: 14023MEF

13980460 B: 11354 P: 767 Total Pages: 3

07/05/2022 04:33 PM By: slang Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: VANTAGE TITLE INSURANCE AGENCY, LLC

1240 E 2100 S, SUITE 402SALT LAKE CITY, UT 84106

## **WARRANTY DEED**

**Stephanie M. Jones and Brandon N. Jones**

Grantor,

City of Magna, County of Salt Lake, State of UT hereby **CONVEYS** and **WARRANTS** to

**HHCJ & Associates LLC**

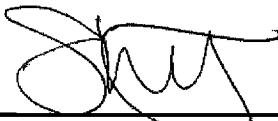
Grantee,

City of Magna, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Salt Lake County, State of Utah, to-wit

**See Attached Exhibit "A"**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WITNESS the hand of said grantor, this 30 day of June, 2022



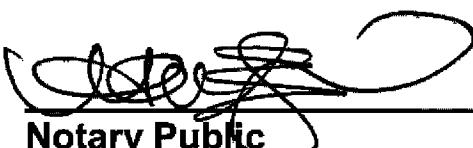
**Stephanie M. Jones**



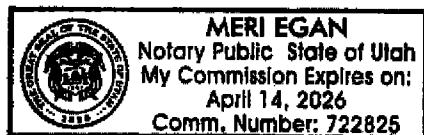
**Brandon N. Jones**

STATE OF UTAH )  
:ss  
COUNTY OF Salt Lake)

On this 30 day of June, 2022, personally appeared before me **Stephanie M. Jones** and **Brandon N. Jones**, the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.



**Notary Public**



## **EXHIBIT "A"**

A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, IN MAGNA METRO TOWNSHIP, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF PENDLETON GROVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AS ENTRY NO. 13043605 IN BOOK 2019P AT PAGE 215 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY, LOCATED 468.27 FEET NORTH  $0^{\circ}28'45''$  EAST (NORTH RECORD) ALONG THE QUARTER SECTION LINE AND 663.30 FEET SOUTH  $89^{\circ}17'23''$  EAST (EAST RECORD) TO AND ALONG THE SOUTH LINE OF SAID SUBDIVISION FROM A BRASS CAP MONUMENT FOUND MARKING THE CENTER OF SAID SECTION 29, AND RUNNING THENCE SOUTH  $0^{\circ}28'45''$  WEST 69.13 FEET (SOUTH 4.19 RODS RECORD); THENCE NORTH  $89^{\circ}17'23''$  WEST (WEST RECORD) 334.30 FEET; THENCE NORTH  $0^{\circ}28'45''$  EAST (NORTH RECORD) 69.13 FEET TO SAID SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH  $89^{\circ}17'23''$  EAST (EAST RECORD) 334.30 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

**A portion of Parcel No.: 14-29-252-014**

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