

When recorded mail to  
and mail Tax Notice:  
Grantee  
4538 S. Thousand Oak Drive  
Salt Lake City, UT 84124  
File No. 16054

**14001699 B: 11365 P: 1344 Total Pages: 3**  
**08/17/2022 01:59 PM By: aallen Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: BENCHMARK TITLE INSURANCE AGENCY, LLC  
4516 S 700 E STE 260SALT LAKE CITY, UT 841078317

## RESPA

### WARRANTY DEED (Individual)

Janice M. Rolan and Jill M. Wiggins, as Successor Trustees of The Joan Kay Womack Trust,  
dated the 27<sup>th</sup> day of August, 2012,

Grantor,

of Salt Lake City, County of Salt Lake, State of Utah  
hereby CONVEY and WARRANT to

David Baird and Dana Baird, husband and wife as joint tenants

Grantee,

Of Salt Lake City, 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 Exhibit "A" attached hereto and therefore by this reference made a part hereof**

**Property Tax ID #22-01-331-002**

Also known by street and number as: 4497 South Adonis Drive, Salt Lake City, UT 84124

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

IN WITNESS WHEREOF, the Grantor has executed this deed on the 11th day of August, 2022.

*Janice M. Rolan, Successor Trustee*

**Janice M. Rolan, Successor Trustee  
Of The Joan Kay Womack Trust  
Dated the 27<sup>th</sup> day of August, 2012**

*Jill M. Wiggins, Successor Trustee*

**Jill M. Wiggins, Successor Trustee  
of the Joan Kay Womack Trust  
Dated the 27<sup>th</sup> day of August, 2012**

State of Utah )  
 ) ss.  
County of Salt Lake )

On the 11th day of August, 2022, personally appeared before me Janice M. Rolan and Jill M. Wiggins, Successor Trustees of The Joan Kay Womack Trust dated the 27<sup>th</sup> day of August, 2012, the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

Witness my hand and official seal.



*[Signature]*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 2/25/2025

**EXHIBIT "A"**

All of Lot 1317, Mt. Olympus Hills No. 13 Subdivision, according to the Plat thereof, as recorded in the Office of the County Recorder of said County. Excepting therefrom the following described property: Beginning at the most Southerly corner of said Lot 1317, and running thence along the Lot line common to Lot 1317 and 1316, North 48°00' West 150.65 feet, to a point on a 175 foot radius curve (the center of which bears North 16°30' West); thence Northeasterly along said curve to the left, through a central angle of 11°43'25", a distance of 35.81 feet; thence South 39°37'40" East 69.49 feet; thence South 29°36'04" East 70.03 feet to the point of beginning.