

14003857 B: 11366 P: 2304 Total Pages: 3
08/22/2022 02:03 PM By: sarvizo Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed and Tax Notice To:
The Bullfrog Bay Trust, dated December 7, 2012
c/o Diane Warnock
12748 S. Carraway Lane
Draper, UT 84020



File No.: 160684-CPP

WARRANTY DEED

Alex Short and Staci Short, joint tenants

GRANTOR(S) of Draper, State of Utah, hereby Conveys and Warrants to

Diane Warnock, Jensen Harris Warnock, and Davis Harris Warnock, Trustees of The Bullfrog Bay Trust,
dated December 7, 2012

GRANTEE(S) of Sandy, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the
following described tract of land in **Salt Lake County**, State of Utah:


SEE EXHIBIT A ATTACHED HERETO

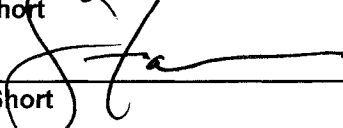
TAX ID NO.: 28-32-402-031 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions,
reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 22nd day of August, 2022.



Alex Short


Staci Short

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22nd day of August, 2022, before me, personally appeared Alex Short, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.



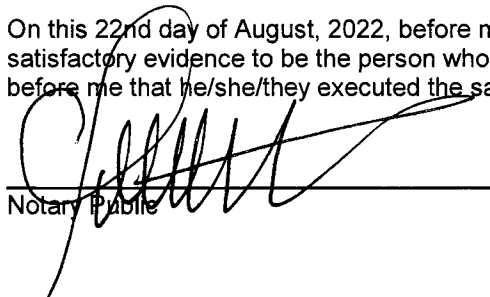
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 22nd day of August, 2022, before me, personally appeared Staci Short, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.



Notary Public



EXHIBIT A
Legal Description

Lot 201B, PTARMIGAN POINTE PHASE 2 LOT 201 AMENDED SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

LESS AND EXCEPTING THEREFROM that portion of land more particularly described as follows:

Commencing at the Easterly common lot corner of Lots 201A and 201B, PTARMIGAN POINTE PHASE 2 LOT 201 AMENDED SUBDIVISION, according to the official plat thereof on file in the office of the Recorder, Salt Lake County, Utah said point being North 00°07'18" East along the Section line 1,980.72 feet and West 2,538.27 feet from the Southeast corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along said common lot line, South 48°15'29" West 59.607 feet; thence North 72°39'52" East 30.802 feet to the Westerly right-of-way of Grouse Pointe Cove; thence along said Westerly right-of-way of Grouse Pointe Cove along the arc of a 50.00 foot radius curve to the right 34.721 feet (chord bears North 26°17'35" East 34.028 feet) to the point of beginning.