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08/24/2022 02:43 PM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - UNION HEIGHTS CENTER
7730 S UNION PARK AVE STE 650MIDVALE, UT 840475596

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Community Development Corporation of
Utah
501 East 1700 South
Salt Lake City, UT 84105

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **394-6235916 (CS)**
A.P.N.: **15-02-229-010-0000**

Michael Gifford, Grantor, of **Salt Lake City, Salt Lake County**, State of **UT**, hereby CONVEY AND WARRANT to

Community Development Corporation of Utah, Grantee, of **Salt Lake City, Salt Lake County**, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake County**, State of **Utah**:

BEGINNING AT A POINT ON THE WEST LINE OF 800 WEST STREET, SAID POINT BEING NORTH 00°00'55" WEST 94.00 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 51, PLAT "C" SALT LAKE CITY SURVEY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND RUNNING THENCE NORTH 00°00'55" WEST 28.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°58'36" WEST 82.50 FEET; THENCE SOUTH 00°00'55" EAST 28.00 FEET; THENCE NORTH 89°58'36" EAST 82.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 10' FOOT WIDE ACCESS EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 800 WEST STREET, SAID POINT BEING NORTH 00°00'55" WEST 89.00 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 51, PLAT "C", SALT LAKE CITY SURVEY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND RUNNING THENCE NORTH 00°00'55" WEST 10.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°58'36" WEST 82.50 FEET; THENCE SOUTH 00°00'55" EAST 10.00 FEET; THENCE NORTH 89°58'36" EAST 82.50 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this **August 24, 2022**.

Michael Gifford
Michael Gifford

STATE OF Utah)
County of Salt Lake)ss.

On August 24, 2022, before me, the undersigned Notary Public, personally appeared **Michael Gifford**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 01/13/25

Crystal Shelley
Notary Public

