

WHEN RECORDED, MAIL TO:
City of Holladay
4580 South 2300 East
Holladay, UT 84117

14013252 B: 11371 P: 1621 Total Pages: 3
09/09/2022 09:56 AM By: salvarado Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CITY OF HOLLADAY
4580 S 2300 E SALT LAKE CITY, UT 84117



Warranty Deed

Salt Lake County

Affecting Tax ID No. 22-16-428-014
Parcel No. 112

Matthew S Baker, Grantor, of Holladay City, County of Salt Lake, State of Utah, hereby CONVEY AND WARRANT to the CITY OF HOLLADAY, at 4580 South 2300 East, Holladay, Utah 84117, Grantee, for the sum of Ten Dollars (\$10.00), and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

SEE EXHIBIT "A"

Continued on Page 2

WITNESS, the hand_ of said Grantor_, this 31ST day
of October, A.D. 2019.

Signed in the presence of:

[Handwritten Signature]

STATE OF Utah

)

MATTHEW S. BAKER

) ss.

COUNTY OF Salt Lake

)

On the date first above written personally appeared before me,
Matthew S. Baker, the signer_ of the within and foregoing instrument, who
duly acknowledged to me that he executed the same.

[Handwritten Signature]

Notary Public

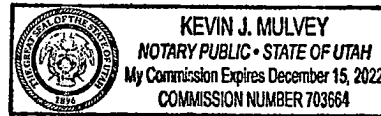


EXHIBIT "A"

Parcel 112

A parcel of land in fee, being part of an entire tract of property situate in Lot 1 of the Charleston Place Subdivision recorded as Entry No. 1380327 in Book "O" of Plats at Page 35, also situate in the NE1/4SE1/4 of Section 16, Township 2 South, Range 1 East, Salt Lake Base and Meridian, Holladay City, Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast Corner of said Lot 1, said corner is 33.00 feet perpendicularly distant westerly from the monument line of said Highland Drive between the found street monuments located at 5600 South and 6100 South (Note: Basis of Bearing is S.00°23'30"W. along said monument line), and running thence along the easterly line of said Lot 1 the following two (2) courses and distances to the southerly line of said Lot 1: 1) S.00°23'30"W. 93.09 feet along a line parallel with and 33.00 feet perpendicularly distant westerly from said monument line to the beginning of a 20.00-foot radius curve to the right, 2) Southwesterly 33.00 feet along the arc of said curve through a delta angle of 94°32'40" (Note: Chord to said curve bears S.47°39'51"W. for a distance of 29.38 feet); thence N.85°03'48"W. 7.02 feet along said southerly lot line to a point 61.58 feet perpendicularly distant westerly from said monument line, said point is also the beginning of a non-tangent 20.00-foot radius curve to the left; thence northeasterly 33.00 feet along the arc of said curve through a delta angle of 94°32'40" (Note: Chord to said curve bears N.47°39'51"E. for a distance of 29.38 feet) to a point 40.00 feet perpendicularly distant westerly from said monument line; thence N.00°23'30"E. 93.07 feet along a line parallel with and 40.00 feet perpendicularly distant westerly from said monument line to the northerly line of said Lot 1; thence S.85°13'45"E. 7.02 feet along said northerly lot line to the point of beginning.

The above described parcel of land contains 803 square feet, or 0.018 acre in area, more or less.