

Mail Tax Notice To:
Carson R Nielsen and Ciera L Nielsen
1170 West 10550 South
South Jordan, UT 84095

14015136 B: 11372 P: 1434 Total Pages: 1
09/13/2022 03:36 PM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: RICHLAND TITLE INSURANCE AGENCY INC.
10714 SOUTH JORDAN GATEWAY, STSOUTH JORDAN, UT 84095

Tax Serial No. 27-14-152-073

W A R R A N T Y D E E D

SHELBY MAGNUSON-HAWKINS

GRANTOR(S) of South Jordan, County of Salt Lake, State of Utah, hereby Conveys and Warrants to

CARSON RUSSELL NIELSEN

GRANTEE(S) of South Jordan, County of Salt Lake, 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:

Commencing 18 rods North and 74.8 rods East from the Southwest corner of the Northwest quarter of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°38' East 120 feet; thence North 00°22' West 273.29 feet; thence North 39°18'16" West 186.68 feet along a fence line; thence South 416.95 feet to the point of beginning. LESS AND EXPECTING therefrom that portion conveyed in that certain Warranty deed, recorded March 5, 2021, as Entry No. 13587433, in Book 11130, at Page 8010, of the official records, described as follows: A parcel of land in fee for the widening of the existing 10550 South Street, situate in the Southwest quarter of the Northwest quarter of Section 14, Township 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows: Beginning at a point which is North 00°16'43" East 297.00 feet and South 89°43'17" East 1234.20 feet from the West quarter corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°16'43" East 21.00 feet; thence South 89°43'17" East 119.86 feet; thence South 00°05'17" East 21.77 feet; thence North 89°21'17" West 120.00 feet to the point of beginning. ALSO LESS AND EXPECTING therefrom any portion conveyed by that certain Boundary Line Agreement, recorded January 30, 1990, as Entry No. 4876303, in Book 6194, at Page 1111, of the official records,
Also known as: 1170 West 10550 South South Jordan, Utah 84095

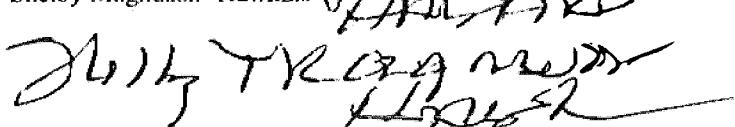
Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

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

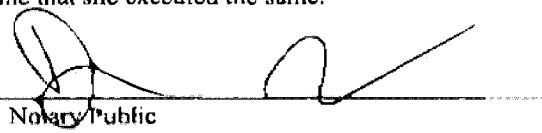
DATED this 7th day of September, 2022.

arizona
STATE OF UTAH)
Navajo :ss.
COUNTY OF SALT LAKE)

Shelby Magnuson-Hawkins



On the 7th day of September, 2022 personally appeared before me SHELBY MAGNUSON-HAWKINS the signor of the within instrument, who duly acknowledged to me that she executed the same.


Notary Public

