

MAIL TAX NOTICE TO:  
Grantee  
1453 East Uintah Circle  
Salt Lake City, UT 84105

14030407 B: 11379 P: 7505 Total Pages: 2  
10/17/2022 01:41 PM By: kkennington Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: PARAMOUNT TITLE CORPORATION  
1326 SOUTH 900 EASTSALT LAKE CITY, UT 84105

Paramount Title Corp. File No. 22-11854  
PARCEL I.D. #16-09-353-066

## Warranty Deed

The Hummingbird House LLC

Grantor(s) of Salt Lake City, State of Utah, hereby CONVEY(S) AND WARRANT(S) to

**Eric W. Townsend, Trustee of the Eric W. Townsend Revocable Trust dated  
November 20, 2013**

Grantee(s) of Salt Lake, State of Utah, for the sum of  
OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN AND NO/100THS DOLLARS,  
the following described tract of land in Salt Lake County, State of Utah:

Beginning at the Southwest corner of Lot 19, UNTAH HEIGHTS ADDITION  
SUBDIVISION, Block 2, located in Block 30, of Section 9, Township 1 South, Range 1  
East Salt Lake Base and Meridian, Salt Lake City, Utah; thence said point of  
beginning being on the Uintah Circle right of way line; thence North 16°08'31" West, a  
distance of 66.52 feet thence North 03°05'43" West, a distance of 40.85 feet; thence  
North 14°38'41" West, a distance of 23.32 feet; thence North 89°57'20" East, a  
distance of 100.27 feet; thence South 16°16'01" West, a distance of 132.68 feet to the  
point of curve of a non tangent curve to the left, of which the radius point lies South  
21°28'04" West, a radial distance of 50.00 feet and having a chord bearing of North  
89°56'40" West, 36.51 feet; thence Westerly along the arc, through a central angle of  
42°49'27", a distance of 37.37 feet to the point of beginning.

Subject to easements, restrictions, reservations, and rights of way of record.  
Subject to annual property taxes for 2023 and subsequent years thereafter.

SIGNATURE(S) ON PAGE 2

Warranty Deed (continued...)

WITNESS the hand(s) of said grantor(s), this 17th day of October, 2022

The Hummingbird House LLC

By:   
Michelle McDonough, Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.  
 )

On the 17th day of October, 2022 personally appeared before me Michelle McDonough, Manager of The Hummingbird House LLC, the signer(s) of the above instrument, who duly acknowledged to me that she executed the same.

My Commission Expires: 12/23/23

Radona Phillips  
Notary Public residing at: SLC, Utah

