

WHEN RECORDED MAIL TO:
MIKE OCONNELL
4504 S HOLLADAY CIRCLE
HOLLADAY, UT 84117

RECORDED AT THE REQUEST OF
INWEST TITLE SERVICES, INC. ORDER # 297991

14043663 B: 11386 P: 2083 Total Pages: 4
11/18/2022 11:19 AM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: INWEST TITLE SERVICES - SALT LAKE
1100 EAST 6600 SOUTHMURRAY, UT 84121

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

MAIL TAX NOTICE TO: MICHAEL O'CONNELL
SAME AS ABOVE

WARRANTY DEED

TAYLOR HIATT AND KATHERINE HIATT,

GRANTOR(S)

OF HOLLADAY, COUNTY OF SALT LAKE, STATE OF UT
HEREBY CONVEY AND WARRANT TO

MIKE OCONNELL, UNMARRIED MAN

GRANTEE(S)

OF HOLLADAY, COUNTY OF SALT LAKE, STATE OF UTAH
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN SALT LAKE COUNTY, STATE OF UT:

(22-04-405-099)

LOT 8, HOLLADAY CIRCLE, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "J" OF PLATS AT PAGE 110 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

LESS AND EXCEPTING THEREFROM:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT B; THENCE SOUTH 89°53' EAST 23.08 FEET; THENCE SOUTH 0°07' WEST 20.0 FEET; THENCE SOUTH 37°02'45" WEST 12.02 FEET; THENCE SOUTH 73°58'30" WEST 7.00 FEET; THENCE NORTH 16°01'30" WEST 32.85 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID ENTIRE LOT; THENCE NORTH 20°05'00" WEST 10.80 FEET; THENCE NORTH 16°01'28" WEST 47.00 FEET; ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE LOT TO THE NORTHERLY BOUNDARY LINE OF SAID LOT THENCE NORTH 73°58'30" EAST 7.00 FEET ALONG A NORTHERLY BOUNDARY LINE TO A POINT 40.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT; THENCE SOUTH 16°02'10" EAST 57.57 FEET ALONG A LINE PARALLEL TO SAID PROJECT CENTERLINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE LOT; THENCE SOUTH 71°56'21" WEST 6.27 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF SALT LAKE COUNTY.

ALSO LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE FOR THE PURPOSE OF ACQUIRING RIGHT OF WAY FOR SR-266 (4500 SOUTH) & HIGHLAND DRIVE KNOWN AS PROJECT NO. S-0266(70)6, BEING PART OF AN ENTIRE TRACT OF PROPERTY KNOWN AS LOT 8 OF HOLLADAY CIRCLE SITUATE IN THE NORTHWEST QUARTER SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN IN SALT LAKE COUNTY, STATE OF UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID ENTIRE TRACT, SAID POINT BEING 66.98 FEET SOUTH 89°53'00" EAST ALONG THE MONUMENT LINE AND 33.00 FEET SOUTH 00°07'00" WEST FROM A SALT LAKE COUNTY MONUMENT AT THE CENTER OF THE INTERSECTION OF 4500 SOUTH AND HIGHLAND DRIVE, SAID POINT BEING APPROXIMATELY 275.85 FEET SOUTH 00°00'00" EAST ALONG THE SECTION LINE AND 2016.66 FEET SOUTH 90°00'00" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 4; AND RUNNING THENCE ALONG SAID NORTH LINE OF SAID ENTIRE TRACT SOUTH 89°53'00" 5.68 FEET; THENCE SOUTH 46°18'47" WEST 3.92 FEET; THENCE SOUTH 04°59'01" WEST 6.02 FEET; THENCE SOUTH 00°29'26" EAST 13.92 FEET; THENCE SOUTH 37°10'27" WEST 12.87 FEET; THENCE SOUTH 15°36'47" WEST 0.64 FEET; THENCE SOUTH 17°09'51" EAST 12.47 FEET; THENCE SOUTH 15°39'41" EAST 40.82 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 71°56'21" WEST 0.62 FEET ALONG SAID SOUTHERLY LINE TO THE EASTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE PER WARRANTY DEED FROM LINCOLN AND CATRIN MEAD TO SALT LAKE COUNTY FILED FEBRUARY 6, 1997 AS ENTRY NUMBER 6567422; THENCE NORTH 16°01'25" WEST (RECORD NORTH 16°02'10" WEST) ALONG SAID EASTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE 57.56 FEET TO AN ANGLE POINT IN THE EASTERLY RIGHT OF WAY LINE, SAID POINT BEING AN ANGLE POINT IN THE EASTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE PER WARRANTY DEED FROM GIG B. MARESH TO THE UTAH DEPARTMENT OF TRANSPORTATION FILED DECEMBER 29, 1983 AS ENTRY NUMBER 3886438; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: (1) NORTH 37°02'45" EAST 12.02 FEET; THENCE (2) NORTH 00°07'00" EAST 20.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2022 AND THEREAFTER.

---SIGNATURE(S) FOLLOW ON THE NEXT PAGE---

WITNESS, THE HAND(S) OF SAID GRANTOR(S), ON 11/17/2022

Taylor Hiatt

TAYLOR HIATT

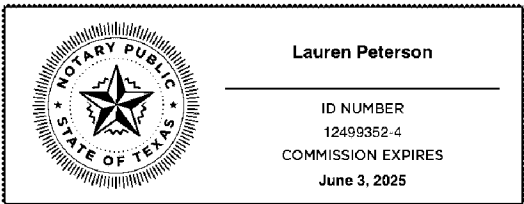
Katherine Hiatt

KATHERINE HIATT

ACKNOWLEDGMENT

STATE OF Texas)
(ss.
COUNTY OF Comal)

On 11/17/2022, personally appeared before me **TAYLOR HIATT** the signer(s) of the foregoing instrument, who appeared remotely using audio/video communication technology and who duly acknowledged to me that he/she/they executed the same.



Notarized online using audio-video communication

Lauren Peterson

NOTARY PUBLIC

06/03/2025

My Commission Expires

Comal County TX

Residing At

Notarized online using audio-video communication.
1100 E 6600 S, SUITE 120
MURRAY, UT 84121

ACKNOWLEDGMENT

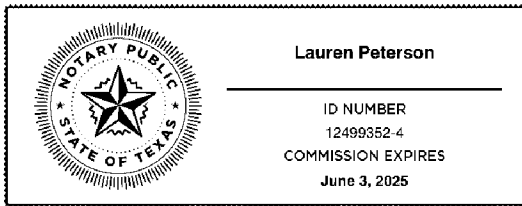
STATE OF Texas

)
(ss.

COUNTY OF Comal

)

On 11/17/2022, personally appeared before me **KATHERINE HIATT**, the signer(s) of the foregoing instrument, who appeared remotely using audio/video communication technology and who duly acknowledged to me that he/she/they executed the same.



Lauren Peterson

NOTARY PUBLIC

06/03/2025

My Commission Expires

Notarized online using audio-video communication

Comal County TX

Residing At

Notarized online using audio-video communication.

1100 E 6600 S, SUITE 120
MURRAY, UT 84121