

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Spencer E. Johnson and Stephanie D. Johnson

14053480 B: 11391 P: 2700 Total Pages: 2
12/15/2022 04:45 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: US TITLE INSURANCE AGENCY
14884 HERITAGECREST WAY, #CBLUFFDALE, UT 84065

WARRANTY DEED

File No.: 060808
APN: Part of 34-06-426-004-0000 and Part of 34-06-426-049-0000

ABF Real Estate, LLC, a Utah limited liability company,

Grantor(s), of Draper, Salt Lake County, State of Utah, hereby convey(s) and warrant(s) to

Spencer E. Johnson and Stephanie D. Johnson, husband and wife as joint tenants,

Grantee(s), of Draper City, Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Salt Lake County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 13 day of October, 2022.

ABF Real Estate, LLC

BY: [Signature]
Andrew B. Flamm
Manager

STATE OF UTAH)

:ss)

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me the 13 day of October, 2022 by Andrew B. Flamm as Manager(s) of ABF Real Estate, LLC.

[Signature]
Notary Public

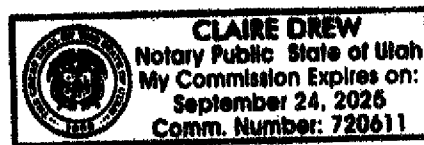


EXHIBIT "A"

Lot 109, JARVIE ESTATES PHASE 2 SUBDIVISION, according to the Official Plat thereof, as recorded in the records of Salt Lake County, State of Utah.

TOGETHER WITH a 25.00 foot right of way over the following described property:

Beginning at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of Section 6, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 860.87 feet; thence East 25.0 feet; thence North 860.87 feet; thence West 25.0 feet to the point of beginning.

Also together with a non-exclusive and perpetual easement and right-of-way on, over, across and through a Private Lane known Jarvie Lane, for ingress and egress by vehicular and pedestrian traffic as disclosed by that certain Access and Utility Easement Agreement recorded May 31, 2022 as Entry No. 13961251 in Book 11343 at Page 9087 of Official Records and as further disclosed in that certain Access and Utility Easement Agreement recorded December 6, 2022 as Entry No. 14050207 in Book 11389 at Page 5694 of Official Records.

Situated in Salt Lake County

APN: 34-06-426-073-0000