



File # 20-2554

14055756 B: 11392 P: 4747 Total Pages: 2
12/22/2022 11:29 AM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ACCESS TITLE COMPANY
1455 SOUTH STATE STREET STE. COREM, UT 84097

WARRANTY DEED

Marcus Forbes Probst, Trustee of The Marcus Forbes Probst Trust dated March 16, 2012 and Roxanne Swallow Probst, Trustee of The Roxanne Swallow Probst Trust dated March 16, 2012, Grantor(s) of Holladay, County of Salt Lake, State of UT, hereby CONVEY and WARRANT to

John B. Powers, a married man and Annie Elizabeth Powers, a married woman, as joint tenants
Grantee(s),

of 2496 East 6200 South Holladay, UT 84121

for the sum of ***TEN DOLLARS and other good and valuable consideration***
the following tract of land in Salt Lake County, State of UT:

See Attached "Exhibit A"

Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to Easements, Restrictions, and Rights of Way appearing of record or enforceable in law or equity and general property taxes for the year 2021 and thereafter.

WITNESS the hand of said grantor, this ²⁶29th day of ^{June}January, ~~2021~~ 2022

mfp/rsp

The Marcus Forbes Probst Trust dated March 16, 2012


Marcus Forbes Probst, Trustee

The Roxanne Swallow Probst Trust dated March 16, 2012


Roxanne Swallow Probst, Trustee

STATE OF UTAH)

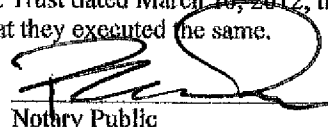
COUNTY OF Salt Lake)

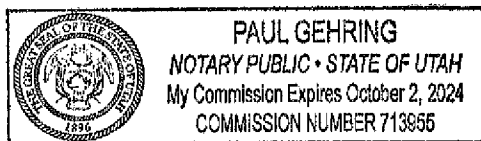
26 June 2022

On the 29th day of January, 2021, personally appeared before me The Marcus Forbes Probst Trust dated March 16, 2012 and The Roxanne Swallow Probst Trust dated March 16, 2012, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

mfp/rsp

My Commission Expires:


Notary Public
Residing At:



"Exhibit A"

BEGINNING AT A POINT N 89°54'00" W 56.19 FEET ALONG THE NORTH LINE OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND SOUTH 33.00 FEET, FROM THE NORTHWEST CORNER, NE1/4, NE1/4, OF SAID SECTION 22, SAID NORTHWEST CORNER, NE1/4, NE1/4, BEING N 89°54'00" W 1330.05 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 22, AND RUNNING THENCE SOUTH 237.93 FEET ALONG THE WEST LINE OF THE RON MADSEN COURT SUBDIVISION AMENDED, RECORDED AND ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE N 89°51'18" W 152.33 FEET TO A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 12024225, RECORDED AND ON FILE AT SALT LAKE COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE N 0°06'00" E 237.81 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF 6200 SOUTH STREET; THENCE S 89°54'00" E 151.92 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

SUBJECT TO A 20.00 FOOT WIDE ACCESS EASEMENT AND RIGHT OF WAY RUNNING ALONG THE EASTERLY LINE OF SAID PROPERTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 89°54'00" W 56.19 FEET ALONG THE NORTH LINE OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND SOUTH 33.00 FEET, FROM THE NORTHWEST CORNER, NE1/4, NE1/4, OF SAID SECTION 22, SAID NORTHWEST CORNER, NE1/4, NE1/4, BEING N 89°54'00" W 1330.05 FEET, FROM THE NORTHEAST CORNER OF SAID SECTION 22, AND RUNNING THENCE SOUTH 237.93 FEET ALONG THE WEST LINE OF THE RON MADSEN COURT SUBDIVISION AMENDED, RECORDED AND ON FILE AT THE SALT LAKE COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE N 89°51'18" W 20.00 FEET; THENCE NORTH 237.92 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF 6200 SOUTH STREET; THENCE S 89°54'00" E 20.00 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

Being a portion of Tax Parcel Numbers: 22-22-201-093-4001 and 22-22-401-093-4002