



After Recording Return To:
Mail Tax Notices To:
Melissa Selbert
138 East Williams Avenue
Salt Lake City, UT 84111

File Number: 22-14984-SEW
Parcel ID: 16-07-308-007

14058211 B: 11393 P: 9104 Total Pages: 2
12/30/2022 02:08 PM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC
1792 BONANZA DR STE C100PARK CITY, UT 840607526

Warranty Deed

Know All Men By These Presents that , **Four Winds Properties, LLC, a Utah Limited Liability Company**, (henceforth referred to as "Grantor") of **Salt Lake City, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Melissa Selbert, as sole owner**, (henceforth referred to as "Grantee") of **138 East Williams Avenue, Salt Lake City, UT 84111**, with **WARRANTY COVENANTS**:

Property 1:

Commencing 165.1 feet South and 393 feet West of the Northeast corner of Lot 8, Block 21, Five Acre Plat "A", Big Field Survey, and running thence West 40 feet; thence South 115 feet; thence East 40 feet, thence North 115 feet to the place of beginning. Together with a right of way over the following described property: Commencing 33 feet West and 115 feet South of the Northeast corner of said Lot 8, and running thence South 50.1 feet; thence West 693 feet; thence North 50.1 feet; thence East 693 feet to the place of beginning.

ALSO, together with a right of way over the following described property: Commencing 280.1 feet South and 33 feet West of the Northeast corner of said Lot 8, and running thence West 560 feet; thence North 115 feet; thence West 13 feet; thence South 244 feet; thence East 13 feet; thence North 115 feet; thence East 560 feet; thence North 14 feet to the place of beginning.

Tax Parcel #: 16-07-308-007

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

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WARRANTY DEED

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 29 day of December, 2022.

Four Winds Properties, LLC, a Utah Limited Liability Company

By: Willett Foster
Willett Foster, Manager

STATE OF UTAH
COUNTY OF SALT LAKE

On this 29 day of Dec., 2022, personally appeared Willett Foster, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Manager of Four Winds Properties, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.

Shanae Welsh
Notary Public

