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14071093 B: 11400 P: 3914 Total Pages: 2  
02/10/2023 12:45 PM By: kkennington Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: 3M LAW, PLLC  
4001 S 700 E STE 500SALT LAKE CTY, UT 841072523

**Mail Tax Notices To:**  
Patricia G. Bench, Trustee  
3006 Cruise Way  
Millcreek, UT 84109

### Warranty Deed

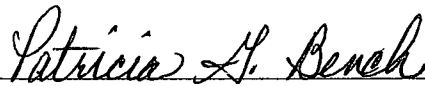
**Patricia G. Bench**, Grantor, whose address is 3006 Cruise Way, Millcreek, UT 84109, conveys and warrants to **Patricia G. Bench, as Trustee of the Patricia G. Bench Living Trust dated February 9, 2023** (and such Trustee's successors in trust), Grantee, whose address is 3006 Cruise Way, Millcreek, UT 84109, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described property located in Salt Lake County, Utah, together with all appurtenances:

Legal Description: See EXHIBIT "A"

Parcel Tax ID No.: 16-35-332-037-0000

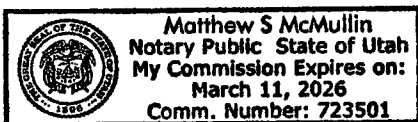
SUBJECT TO: encumbrances, easements, rights and restrictions of record.

Dated the 9th day of February, 2023.

  
\_\_\_\_\_  
Patricia G. Bench

STATE OF UTAH                             )  
  ss.  
COUNTY OF SALT LAKE                 )

On the 9th day of February, 2023, personally appeared before me **Patricia G. Bench**, as the signer of the foregoing instrument, who acknowledged to me that she executed such instrument.




  
\_\_\_\_\_  
Notary Public

EXHIBIT "A"

BEGINNING at the Southeast corner of Lot 261, UPLAND TERRACE PLAT "F", according to the official plat thereof, and running thence North  $89^{\circ}53'30''$  West 53.06 feet, more or less, to the Southeast corner of property conveyed in that certain Warranty Deed recorded December 2, 1986, as Entry No. 4859666, in Book 5847, at page 1815, of Official Records; thence North  $25^{\circ}49'10''$  East 55.441 feet, thence Northeasterly to a point which is West 8 feet from the Southeast corner of Lot 149, UPLAND TERRACE PLAT "C"; thence East 8 feet; thence North  $0^{\circ}04'30''$  West 88 feet to a point on the South line of 3835 South Street and being the Northwest corner of said Lot 261; thence North  $89^{\circ}52'06''$  East 29.15 feet to a point on a 67.87 foot radius curve to the right; thence along the arc of said curve 35.70 feet; thence South  $60^{\circ}$  East 35.0 feet to a point being the Northeast corner of said Lot 261; thence South  $30^{\circ}$  West 196.47 feet to the point of BEGINNING.

Parcel Tax ID No.: 16-35-332-037-0000