

MAIL TAX NOTICE TO:
GRANTEE
12078 S REDWOOD RD
RIVERTON, UT 84065

14089400 B: 11410 P: 4497 Total Pages: 2
04/03/2023 04:13 PM By: asteffensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CAPSTONE TITLE AND ESCROW, INC.
2115 SOUTH DALLIN STREETSALT LAKE CITY, UT 84109

CTE NO. 208319

WARRANTY DEED

CHET HAMILTON and JORY HAMILTON, HUSBAND AND WIFE,
Grantor, of RIVERTON , SALT LAKE County, State of UTAH,
hereby CONVEYS and WARRANTS to

PAUL OXBORROW, AN UNMARRIED MAN,
Grantee, of RIVERTON, SALT LAKE County, State of UTAH, for the sum of TEN
DOLLARS and other good and valuable consideration, the following tract of land in
SALT LAKE County, State of Utah, to-wit

**Beginning at a point North 0°07'35" East 758.287 feet from the Center of Section 27,
Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence
North 89°52'25" West 175.00 feet; thence North 0°07'35" East 82 feet; thence South
89°52'25" East 175.00 feet; thence South 0°07'35" West 82 feet to the point of
beginning.**

Excepting therefrom that portion lying within 1700 West Street.

**Less & Excepting that portion conveyed by that certain Warranty Deed dated
August 23, 2005 wherein Jon Bass and Lana Bass, appear as grantors and the Utah
Department of Transportation, appears as grantee, recorded September 8, 2005 as
Entry No. 9484461 in Book 9185 at Page(s) 4184-4185 of the Official Records of the
Salt Lake County Recorder, which parcel is more particularly described as:**

**A parcel of land in fee for the widening of the existing highway State Route 68
known as Project No. SP0068(24)43, being part of an entire tract of property
situated in the SW¼NW¼ of Section 27, T.3S., R.1W., S.L.B.&M. the boundaries of
said parcel of land are described as follows:**

**Beginning in the intersection of the existing Westerly right of way line of said
existing highway State route 68 and the Southerly boundary line of said entire tract
at a point 758.287 feet North 00°07'35" East along the Quarter Section line and**

33.00 feet North 89°52'25" West from the Center of said Section 27, said point is approximately 33.01 feet perpendicularly distant Westerly from the Centerline of said project opposite engineer station 95+12.69, and running thence North 89°52'25" West 19.99 feet along said Southerly boundary line to a point 53.00 feet perpendicularly distant Westerly from the Centerline of said project; thence North 00°07'37" East 82.00 feet along a line parallel with and 53.00 feet perpendicularly distant Westerly from the Centerline of said project to the Northerly boundary line of said entire tract; thence South 89°52'25" East 19.99 feet along said Northerly boundary line to said Westerly right of way line; thence South 00°07'35" West 82.00 feet along said Westerly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. (Note: rotate all bearings in the above description 00°14'36" Clockwise to obtain highway bearings.)

Parcel No. 27-27-177-018

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and equity and general property taxes for the year 2023 and thereafter.

WITNESS the hand of said grantor, this 3rd day of APRIL, 2023



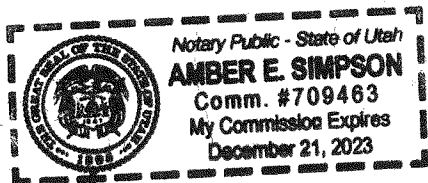
CHET HAMILTON

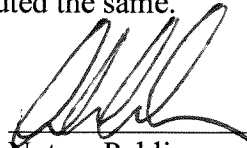


JORY HAMILTON

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 3rd day of APRIL, 2023 , personally appeared before me CHET HAMILTON and JORY HAMILTON the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.





Notary Public