

14096453 B: 11414 P: 1924 Total Pages: 3
04/21/2023 10:01 AM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PRIME TITLE INSURANCE AGENCY
8777 S REDWOOD RDWEST JORDAN, UT 840889333

When Recorded, Mail Deed and Tax Notice To:
Leslie Hofheins
3419 South 6400 West
West Valley City, Utah 84128

WARRANTY DEED

GRANTOR(S): **William Newton Burke and Carol Jean Burke, or their successors, as Trustees of the Burke Family Revocable Trust under Trust Agreement dated August 12, 2015**

Hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Leslie Hofheins**

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt sufficiency of which is hereby acknowledged, the following described tracts of land in Salt Lake County, State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Tax Parcel No. (s): **14-26-352-012**; 14-26-352-013; 14-29-476-026

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

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. Prime Title hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

WITNESS the hand of said grantor(s), this 31st day of March, 2023

William Newton Burke
William Newton Burke, Trustee

Carol Jean Burke
Carol Jean Burke, Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 31st day of March, 2023 before me,

William Newton Burke and Carol Jean Burke, or their successors, as Trustees of the Burke Family Revocable Trust under Trust Agreement dated August 12, 2015, who duly acknowledged to me that they executed the same.

Kimmyers
Notary Public

Printed Name: KIMMYERS

My Commission Expires: MAY 31 2026

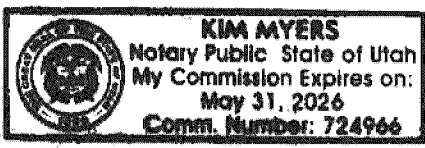


EXHIBIT "A"

1.

COMMENCING NORTH 525.15 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 65 FEET; THENCE EAST 194.1 FEET; THENCE SOUTH 65 FEET; THENCE WEST 194.1 FEET TO BEGINNING. LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY; COMMENCING NORTH 481.5 FEET AND EAST 130 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 108.65 FEET; THENCE EAST 97.0 FEET; THENCE SOUTH 108.65 FEET; THENCE WEST 97.0 FEET TO THE POINT OF BEGINNING. ALSO LESS THAT PORTION LYING WITHIN 6400 WEST STREET.
(14-26-352-012-0000)

2.

COMMENCING NORTH 481.5 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 43.65 FEET; THENCE EAST 130 FEET; THENCE SOUTH 43.65 FEET; THENCE WEST 130 FEET TO THE POINT OF BEGINNING. LESS THAT PORTION LYING WITHIN 6400 WEST STREET.
(14-26-352-013-0000)

3.

Commencing at a point 56 rods West from the Southeast Corner of Section 29, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence West 8 rods; thence North 20 rods; thence East 8 rods; thence South 20 rods to the point of beginning. SUBJECT TO, AND AS AMENDED AND ADJUSTED BY, that certain Boundary Line Agreement, dated February 20, 2001, and recorded on February 27, 2001 as entry number 7829921.
(14-29-476-026-0000)

Together with all improvements, water rights and appurtenances thereto.

Subject to all easements, covenants, restrictions, encumbrances, rights-of-way and reservations of record or enforceable in law or equity.

The Grantors warrant only against encumbrances and defects in title existing at the time the Grantors took title to the above-described real property which were insured by any policy of title insurance issued to the Grantors. Said warranty shall be limited to the extent of coverage available under such policy.