

14110392 B: 11421 P: 8253 Total Pages: 2
05/26/2023 12:37 PM By: avice Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TITLE GUARANTEE - RIVER PARK
10757 S RIVER FRONT PKWY STE 1 SOUTH JORDAN, UT 840953521

MAIL TAX NOTICE TO:

Name: GRANTEE
Address: 2050 East Millstream Lane
Salt Lake City, UT 84109

WARRANTY DEED

Kellie Kalberer, as sole trustee of the Lyle Peggy Duncan Trust, dated February 1, 2001, as amended

GRANTOR

of SALT LAKE County and State of UTAH, hereby CONVEY(S) AND WARRANTS to:

David T. Bauman and Monica Shields Bauman, Husband and wfie as joint tenants

GRANTEE

of SALT LAKE, County and State of UTAH, for the sum of TEN DOLLARS (\$10.00), the following tract(s) of land in SALT LAKE County and State of UTAH described as follows:

Beginning at a point North 89°47'30" East 6 feet from the Southeast Corner of Lot 1 Nerecreek Chase Addition No. 1, a subdivision, a part of the Northwest Quarter of Section 34, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0°12'30" West 180 feet; thence North 89°47'30" East 84 feet; thence South 0°12'30" East 180 feet; thence South 89°47'30" West 84 feet to the point of beginning.

Together with a Right-of-Way over the following described property:

Beginning at the Northeast corner of Lot 1, Nerecreek Chase Addition No. 1, a Subdivision, a part of the Northwest Quarter of Section 34, Township 1 South, Range 1 East, Salt Lake Base and Meridian, running thence North 0°12'30" West 50 feet; thence North 89°47'30" East 90 feet; thence South 0°12'30" East 50 feet; thence South 89°47'30" West 90 feet to the point of beginning.

Situated in Salt Lake County, State of Utah.

Tax Serial No. 16-34-103-005

TG File No. 43244-DH

also known by street and number of: 2050 East Millstream Lane, Salt Lake City, UT 84109

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.

IN WITNESS WHEREOF, the hand of said grantor, this 24 day of May, 2023.

The Lyle Peggy Duncan Trust dated
February 1, 2001

By: Kellie Kalberer, Sole Trustee
Kellie Kalberer, Sole Trustee

STATE OF WI
COUNTY OF DANE

On this 24th day of May, 2023, before me Steven Andrew Adams, a notary public, personally appeared Kellie Kalberer, Sole Trustee of The Lyle Peggy Duncan Trust dated February 1, 2001, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

[Signature]
Notary Public

