

14113844 B: 11423 P: 7460 Total Pages: 3  
06/05/2023 12:39 PM By: CSelman Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COULTER TATEOKA, PC  
11576 S. STATE ST., STE 503 DRAPER, UT 84020



**WHEN RECORDED MAIL TO:**

Coulter Tateoka, P.C.  
11576 S. State St., Ste. 503  
Draper, Utah 84020

**TAX STATEMENTS/NOTICES TO BE MAILED TO:**

Lawrence D. Withers, Jr. and Holly L. Withers, Trustees  
13333 S. Rose Canyon Road  
Herriman, Utah 84096

**WARRANTY DEED**

For ten dollars and other valuable consideration, **LAWRENCE D. WITHERS and HOLLY L. WITHERS**, grantors, of Herriman, Utah, hereby convey and warrant to **LAWRENCE D. WITHERS, JR. and HOLLY L. WITHERS, Trustees, or their successors in trust, under the L WITH H FAMILY TRUST, dated May 31, 2023, and any amendments thereto, grantee, the following described property located in Salt Lake County, State of Utah, at 13333 S. Rose Canyon Road, Herriman, Utah 84096, further described as follows:**

PARCEL 1:

Beginning at a point that is 825.0 feet South 89°42'16" East and 468.60 feet North 00°13'34" West from the Southwest corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running along the boundary of Brian Dehaan No. 1 Subdivision North 89°42'16" West 100.0 feet; thence North 00°13'34" East 450.14 feet; thence North 88°57'35" East 100.02 feet; thence South 00°13'34" West 452.47 feet to the point of beginning and to boundary of Brian Dehaan No. 1 Subdivision.

TOGETHER WITH a 25 foot right of way for the purpose of ingress and egress, emergency vehicle access and the installation and maintenance of utilities, more particularly described as:

Beginning at a point that is 825.0 feet South 89°42'16" East and 946.07 feet North 00°13'34" East from the Southwest corner of Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South 00°13'34" West 25.0 feet; thence South 88°57'35" West 792.20 feet to the East line of 6400 West Street; thence North 00°13'34" East 25.0 feet along said line; thence North 88°57'35" East 792.20 feet along the South line of Giron Subdivision, as recorded in the office of the Salt Lake County Recorder and to the point of beginning.

Being the proposed Lot 1, L.D. Withers Subdivision.

ALSO: Beginning North 0°13'34" East 333 feet and South 89°42'16" East 525 feet and North 0°13'34" East 135.60 feet and South 89°42'16" East 100.01 feet from the Southwest corner, Section 35, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North 0°13'34" West 448.81 feet; thence North 88°57'35" East 100.04 feet; thence South 0°13'34" West 450.14 feet; thence North 89°42'16" West 100 feet to the beginning.

SUBJECT TO easements, restrictions, reservations, rights of way and encumbrances appearing of record or enforceable in law and equity.

Parcel No. 26-35-351-052-0000

PARCEL 2:

BEGINNING AT A POINT BEING NORTH 0°13'34" EAST, ALONG THE SECTION LINE, 938.18 FEET AND EAST 624.45 FEET FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°57'35" EAST 200.60 FEET; THENCE SOUTH 00°13'34" WEST 24.00 FEET; THENCE SOUTH 88°57'35" WEST 200.56 FEET; THENCE NORTH 00°07'46" EAST 24.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4,813 SQUARE FEET OR 0.110 ACRES, MORE OR LESS.

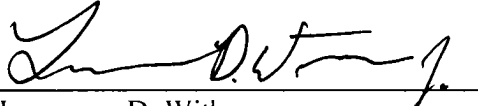
SUBJECT TO easements, restrictions, reservations, rights of way and encumbrances appearing of record or enforceable in law and equity.

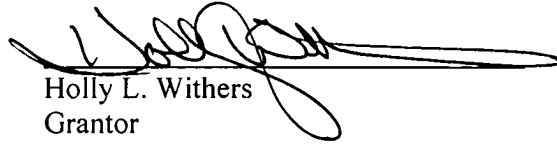
Parcel No. 26-35-351-065-0000

**THIS DEED IS ALSO BEING RECORDED TO CONSIDATE TAX PARCEL NUMBERS 26-35-351-052-0000 AND 26-35-351-065-0000**

(signature page follows)

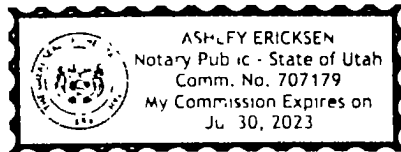
Executed this 31 day of May, 2023.

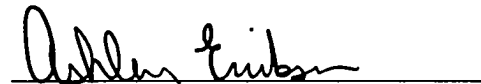
  
Lawrence D. Withers  
Grantor

  
Holly L. Withers  
Grantor

State of Utah            )  
                                  :SS  
County of Salt Lake    )

On this 31<sup>st</sup> day of May, 2023, personally appeared before me Lawrence D. Withers and Holly L. Withers, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged before me that they executed the same.



  
Notary Public