

**WHEN RECORDED RETURN TO AND  
MAIL TAX NOTICES TO:**  
Oliver F Wood and Jessica DiCarlo  
2239 Pinecrest Canyon Rd  
Salt Lake City, UT 84108

14117204 B: 11425 P: 4552 Total Pages: 3  
06/13/2023 02:01 PM By: tpham Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FNT MIDVALE FNTIC - 6925 UNION PARK CENTER STE 400  
6925 UNION PARK CENTER STE 400MIDVALE, UT 84047

File No.: FTUT2300385-TU

## **WARRANTY DEED**

**Kelly E. Larsen and Linda J. Larsen, as to Parcel 1, Kelly E. Larsen as to Parcel 2**

Grantors,

City of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to

**Oliver F Wood, An Unmarried Man, and Jessica DiCarlo, An Unmarried Woman, As Joint Tenants**

Grantee(s)

For the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations the following described tract(s) of land in Salt Lake City, State of Utah:

**For APN/Parcel ID(s): 10-16-476-010 and 10-16-454-002**

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**Parcel 1:**

**Lots 10 and 11, Block 5, THE GROVES, according to the official plat thereof, recorded in the office of the County Recorder, County of Salt Lake, State of Utah.**

**Also, Commencing South 42°15'00" West 31.66 feet from the Northeast corner of Lot 9, Block 5, The Groves; thence North 42°15'00" East 31.66 feet; thence Northwesterly to the Northwest corner of said Lot 9; thence South 42°15'00" West 58.18 feet; thence Southeasterly to the point of beginning.**

**Parcel 2:**

**Lots 40, 41, 42, 42A, 43 and 44, Block 5, THE GROVES, according to the official plat thereof, recorded in the office of the County Recorder, County of Salt Lake, State of Utah.**

The following is shown for information purposes only:

More Commonly Known as: 2239 Pinecrest Canyon Rd, Salt Lake City, UT 84108

Subject to property taxes for the year 2023 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

## WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Kelly E. Larsen  
Kelly E. Larsen  
Linda J. Larsen  
Linda J. Larsen

STATE OF UTAH

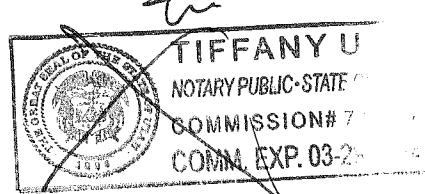
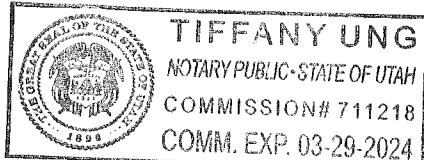
COUNTY OF SALT LAKE

On this 13 day of June, in the year 2023, before me, Tiffany Ung, a notary public, personally appeared Kelly E. Larsen and Linda J. Larsen, 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: Tiffany

(Seal)



## WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Kelly E. Larsen and Linda J. Larsen as to Parcel 1, Kelly E. Larsen as to Parcel 2

Grantee: Oliver F Wood and Jessica DiCarlo

Tax ID Number(s): 10-16-476-010 and 10-16-454-002

**In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:**

**Check one box only**

- |                                     |  |                    |   |
|-------------------------------------|--|--------------------|---|
| <input checked="" type="checkbox"/> | All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.  | Proceed to Section | A |
| <input type="checkbox"/>            | Only a portion of Grantor's water rights are being conveyed.<br>(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) | B                  |   |
| <input type="checkbox"/>            | No water rights are being conveyed.  | C                  |   |
| <input type="checkbox"/>            | Water rights are being conveyed by separate deed.  | C                  |   |

**Section**

Important Notes  
(see other side)

A	<p>The water right(s) being conveyed include Water Right No(s). <u>57-3200</u></p> <p>along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. (Proceed to Section C)</p>	N1
		N2
		N3
B	<p>Only the following water rights are being conveyed: (check all boxes that apply)</p> <p><input type="checkbox"/> All of Water Right No(s). _____</p> <p><input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____.</p> <p><input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____.</p> <p>Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)</p>	N1
		N4
		N5
C	<p>Disclosures by Grantor: (check all boxes that apply)</p> <p><input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____</p> <p><input type="checkbox"/> Culinary water service is provided by: _____</p> <p><input type="checkbox"/> Outdoor water service is provided by: _____</p> <p><input type="checkbox"/> There is no water service available to Grantor's Parcel(s).</p> <p><input type="checkbox"/> Other water related disclosures: _____</p>	N6
		N7
		N8
		N9
		N10

Attach and sign additional copies of this form if more space is needed.

*The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.*

Grantor's Signature: Kelly E. Larsen Linda J. Larsen

Grantee's Acknowledgment of Receipt: Jessica DiCarlo + Chr W.

Grantee's Mailing Address: 2239 N. Pinecrest Canyon Road Salt Lake City, UT 84108

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS