

14121005 B: 11427 P: 6021 Total Pages: 3  
06/23/2023 02:24 PM By: dkilpack Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:  
Ryan Probasco and Liesl Probasco  
34 South Haxton Place  
Salt Lake City, UT 84102



File No.: 169695-PCP

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## WARRANTY DEED

Peggy Anne Norton, or successor, as trustee of the Peggy Anne Norton Trust, dated August 24, 2000 and Peggy A. Norton, trustee of the Scott William Hansen Trust, dated August 24, 2000,

**GRANTOR(S)**, of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Ryan Probasco and Liesl Probasco, husband and wife as joint tenants,

**GRANTEE(S)**, of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 16-05-127-021 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 23rd day of June, 2023.

Peggy Anne Norton Trust, dated August 24, 2000

BY: *Peggy Anne Norton*  
Peggy Anne Norton  
Trustee

Scott William Hansen Trust, dated August 24, 2000

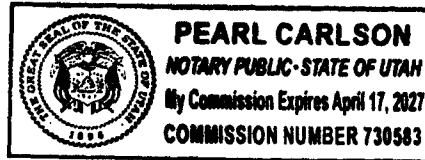
BY: *Peggy A. Norton*  
Peggy A. Norton  
Successor Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 23rd day of June, 2023, before me, personally appeared Peggy Anne Norton, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Trustee on behalf of The Peggy Anne Norton Trust, dated August 24, 2000.

*Pearl Carlson*  
Notary Public

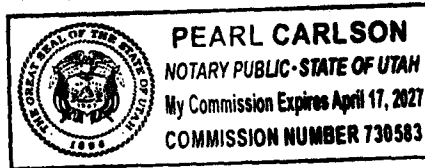


STATE OF UTAH

COUNTY OF SALT LAKE

On this 23rd day of June, 2023, before me, personally appeared Peggy A. Norton, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Trustee on behalf of The Scott William Hansen Trust, dated August 24, 2000.

*Pearl Carlson*  
Notary Public



**EXHIBIT A**  
**Legal Description**

Beginning at the Northeast corner of Lot 2, HAXTON PLACE, a subdivision of Lots 6 and 7, Block 57, Plat "B", Salt Lake City Survey; and running thence North 5 feet; thence East 33 feet; thence South 65 feet; thence West 145 feet; thence North 20 feet; thence East 20 feet; thence North 40 feet to the North line of said Lot 2, HAXTON PLACE; thence East 92 feet to the place of beginning.

TOGETHER WITH a non-exclusive right of way over the following described land, to wit:

Beginning at a point 1.75 feet West of the Northwest corner of Lot 6, of said HAXTON PLACE; and running thence South along the West face of a cement concrete retaining wall constituting the West boundary line of said HAXTON PLACE, a distance of 310 feet; thence East 40 feet; thence North 40 feet; thence West 28.25 feet; thence North 160 feet; thence West 1.75 feet; thence North 110 feet; thence West 10 feet, more or less, to the point of beginning.