

AFTER RECORDING, RETURN TO:

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Rashelle Hobbs, Recorder, Salt Lake County, Utah
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10610 SOUTH JORDAN GATEWAYSOUTH JORDAN, UT 84095

MAIL TAX NOTICES TO:

2238 E. Powderkeg Drive
Sandy, Utah 84093

TAX ID NO.: 17-16-251-003

Warranty Deed

Jocelyne Manon Despres and Denis Leo Despres as Trustees of The Jocelyne Manon Despres Trust, dated November 23, 2016, Grantors, hereby CONVEY(S) AND WARRANT(S) to Mount Aire Cabins LLC, a Utah limited liability company, Grantee, for the sum of Ten Dollars and other good and valuable consideration the following described real property located in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 17-16-251-003 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

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

(SIGNATURES ON THE FOLLOWING PAGE)

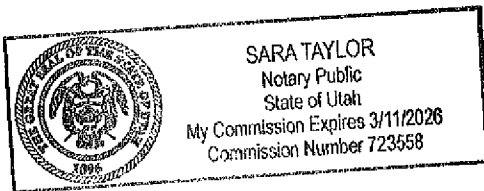
WITNESS the hands of said Grantors as of the 5 day of July, 2023.

Jocelyne Manon Despres

Denis Leo/Despres

STATE OF UTAH)
)
) : ss.
COUNTY OF SALT LAKE)

On the 5th day of July, 2023, personally appeared before me **Jocelyne Manon Despres and Denis Leo Despres**, the signers of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public
Residing at: Salt Lake County, State of Utah

EXHIBIT A

Commencing on the Southerly side of Mount Air Canyon Road, 566.2 feet North and West 2114.4 feet from the East quarter corner of Section 16, Township 1 South, Range 2 East, Salt Lake Base and Meridian and running thence North 48°12' West 82.5 feet; thence South 44°30' West 347.66 feet; thence South 47°17' East 123.0 feet; thence North 37°51' East 350.0 feet to the point of beginning.

Also designated as the East half of Lot U, Mountain Home Subdivision of Woodland Dell and Hazel Dell in Mount Air Canyon (an unrecorded subdivision).

TOGETHER WITH a right of way as disclosed by that certain Warranty Deed recorded June 19, 1963 as Entry No. 1927323 in Book 2065 at Page 96 over the East 6 feet of the West half of said Lot "U".