

Mail Recorded Deed & Tax Notice To:
Nick Etherington
5777 South Blue Lune Lane
Holladay, UT 84121

14131526 B: 11433 P: 3572 Total Pages: 3
07/21/2023 09:33 AM By: SCaldron Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121



File No.: 168805-CAF

WARRANTY DEED

Derek Cole and Pamela Cole, husband and wife as joint tenants,

GRANTOR(S), of Alamogordo, State of New Mexico, hereby Conveys and Warrants to

Nick Etherington,

GRANTEE(S), of Holladay, 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:

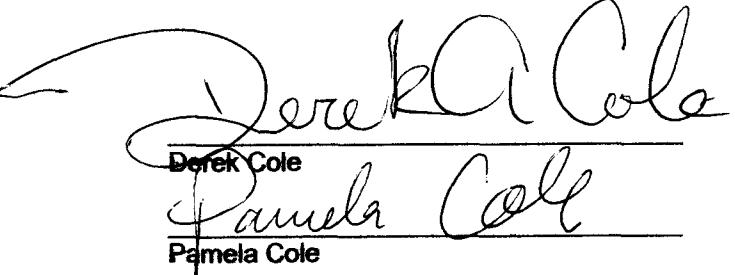
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-15-157-010 (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.

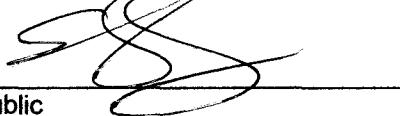
[Signature on following page]

Dated this 18th day of July, 2023.


Derek Cole
Pamela Cole

STATE OF NM
COUNTY OF Otero

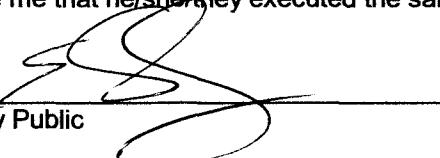
On this 18th day of July, 2023, before me, personally appeared Derek Cole, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.


Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
ESTELA TELLEZ AMBROSE
Commission # 1129292
My Comm. Exp. August 17, 2024

STATE OF NM
COUNTY OF Otero

On this 18th day of July, 2023, before me, personally appeared Pamela Cole, 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.


Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
ESTELA TELLEZ AMBROSE
Commission # 1129292
My Comm. Exp. August 17, 2024

EXHIBIT A
Legal Description

Lot 102, DARLING ESTATES SUBDIVISION, according to the official plat thereof on file and of Record in the Salt Lake County Recorder's Office.

PARCEL 1A: (Easement Estate Interest)

A 33 foot right of way, the West line of which runs as follows: Beginning at the Northwest corner of the above described tract of land and running thence North 539.5 feet, more or less, to a public street known as Pheasant Way.

PARCEL 1B: (Easement Estate Interest)

A private right of way known as Blue Lune Lane as shown on the recorded plat.

Said Lot 1 also described as follows:

Beginning at the Northwest Corner of Darling Estates Subdivision said point being North 89°50'19" West 1446.84 feet along the Section line and North 89°50'19" West 248.99 feet and North 68°42'0" West 4.05 feet and North 89°43'05" West 280.38 feet and North 00°09'41" East 380.45 from the Center of Section 15, Township 2 South Range 1 East, Salt Lake Base and Meridian and running thence South 89°50'19" East 20.14 feet; thence South 27°51'19" East 33.73 feet; thence South 50°56'19" East 138.08 feet; thence South 40°35'19" East 37.71 feet to the Northeast Corner of Lot 1, Darling Estates Subdivision; thence South 00°16'56" West 90.42 feet to the Southeast corner of Lot 1; thence North 89°50'19" West 88.38 feet to the Southwest corner of Lot 1; thence North 0°09'41" East 235.48 feet to the Northwest corner of Lot 1 and the point of beginning.