

WHEN RECORDED RETURN TO:

Mail Tax Statement to:

Cosper

3246 E. Kara Court

Cottonwood Heights, Utah 84121

File No.: 57251

Parcel No.: 22-23-451-089, 22-23-451-086, and 22-23-451-091

WARRANTY DEED

(Individual Form)

Frank Jessen

GRANTOR, hereby CONVEY(S) AND WARRANT(S)

Stephanie Cosper

GRANTEE,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Salt Lake County, State of Utah described as follows:

See "Exhibit A" attached hereto

also known by street and number as 3246 East Kara Court, Cottonwood Heights, UT 84121

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2022 and thereafter.

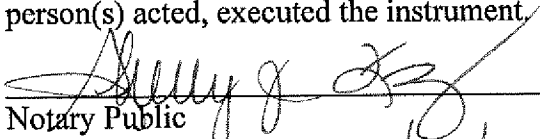
WITNESS, the hand of said grantor this 12 day of April, 2023.



Frank Jessen

State of Utah
County of Salt Lake

On this 12 day of April, 2023, before me, the undersigned Notary Public, personally appeared Frank Jessen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: 7/23/25
Residing at: SLC Utah

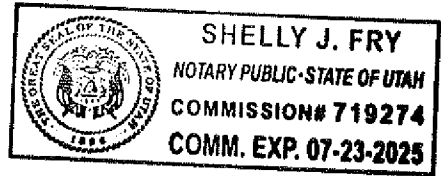


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 3, OLD MILL ESTATES PLAT "E", according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a point which is South 46°12'00" West 10.12 feet along the lot line from the common lot corner to Lots 3, 4, 5 and 6 of Old Mill Estates Plat "E", according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, and running thence South 46°12'00" West 185.71 feet along said Lot line to the boundary of said Old Mill Estates Plat "E"; thence North 10.39 feet along said boundary; thence North 46°12'00" East 179.79 feet; thence South 34°06'57" East 7.61 feet to the point of beginning.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

Beginning at the corner common to Lots 3, 4, 5 and 6 of Old Mill Estates Plat "E", according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, and running thence South 46°12'00" West 10.12 feet along the lot line of said Lot 3; thence North 34°06'57" West 60.16 feet; thence South 43°46'00" East 59.30 feet along said lot line to the point of beginning.

Parcel No. 22-23-451-089

PARCEL 2:

Beginning at a point which is North 43°48'00" West 59.30 feet along the Lot line from the Southeast corner of Lot 4, Old Mill Estates Plat "E", according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, and running thence North 43°48'00" West 39.80 feet along said Lot line; thence North 03°27'27" West 16.78 feet to a point on Kara Court; thence along the arc of a 50.00 foot radius curve to the left 3.50 (chord bears North 84°32'13" East 3.50) along said Kara Court; thence South 28°41'44" East 52.22 feet to the point of beginning.

Parcel No. 22-23-451-086

PARCEL 3:

Beginning at a point which is South 46°12'00" West 10.12 feet along the lot line and North 34°06'27" West 6.09 feet from the common lot corner to Lots 3, 4, 5 and 6 of Old Mill Estates Plat "E", according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, and running thence South 46°12'00" West 180.98 feet to the boundary of said Old Mill Estates Plat "E"; thence North 2.08 feet along said boundary; thence North 46°12'00" East 179.79 feet; thence South 34°06'57" East 1.52 feet to the point of beginning.

LESS AND EXCEPTING any portion lying within the following as conveyed in that Warranty Deed recorded July 27, 1994 as Entry No. 5883875 in Book 6988 at Page 1891 of official records:

Beginning at a point which is South 46°12'00" West 10.12 feet along the lot line from the common lot

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corner to Lots 3, 4, 5 and 6 of Old Mill Estates Plat "E", according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, and running thence South 46°12'00" West 185.71 feet along said lot line to the boundary of said Old Mill Estates Plat "E"; thence North 8.89 feet along said boundary; thence North 46°12'00" East 179.79 feet, more or less, to a point that is North 34°06'57" West 6.11 feet from the point of beginning; thence South 34°06'57" East 6.11 feet to the point of beginning.

Parcel No. 22-23-451-091