



MAIL TAX NOTICE TO GRANTEE:

Adam Moffat and Allison Moffat
6345 Camino Marinero
San Clemente, CA 92763
File Number: 2373729KC

WARRANTY DEED

Adam Moffat and Allison Moffat, who erroneously acquired title as Alison Moffat GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Adam Moffat and Allison Moffat, husband and wife as joint tenants GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

BEGINNING AT A POINT 1816.86 FEET SOUTH AND 599.48 FEET EAST FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 149.75 FEET; THENCE EAST 133.50 FEET; THENCE NORTH 2°12'33" WEST 156.87 FEET; THENCE EAST 82 FEET; THENCE NORTHWESTERLY ALONG B.Y. DITCH 75.5 FEET MORE OR LESS, THENCE WEST 170.4 FEET; MORE OR LESS, THENCE SOUTH 76.96 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY WITH LIES WITHIN THE FOLLOWING PARCEL: BEGINNING AT A POINT ON A FENCE LINE WHICH IS 1815.43 FEET SOUTH AND 726.60 FEET EAST FROM THE NORTH QUARTER CORNER, SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID FENCE SOUTH 82°25'11" WEST 13.89 FEET TO A FENCE CORNER; THENCE SOUTH 03°56'08" EAST ALONG SAID FENCE 28.71 FEET TO A CORNER OF A BUILDING, THENCE SOUTH 89°43'11" EAST 11.96 FEET ALONG THE BUILDING TO A POINT ON THE NORTH END OF A RETAINING WALL; THENCE ALONG SAID RETAINING WALL THE FOLLOWING TWO (2) COURSES AND DISTANCES, SOUTH 4°52'08" EAST 24.60 FEET AND SOUTH 00°17'33" EAST 96.25 FEET; THENCE EAST 152.78 FEET TO THE WEST LINE OF THE BRIGHAM YOUNG DITCH, THENCE ALONG THE WEST LINE OF SAID DITCH THE FOLLOWING TWO (2) COURSES AND DISTANCES, NORTH 27°12'30" WEST 131.10 FEET AND NORTH 21°41'10" WEST 48.47 FEET TO A POINT ON A FENCE LINE; THENCE ALONG SAID FENCE SOUTH 82°25'11" WEST 78.35 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING therefrom any portion lying within the bounds of a public street and/or right of way.

TAX ID NUMBER FOR PROPERTY: 16-27-251-034

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

Effective as of this 8th day of August, 2023.

Signed with Stavvy:
Adam Moffat
-qqDkjiYvR4

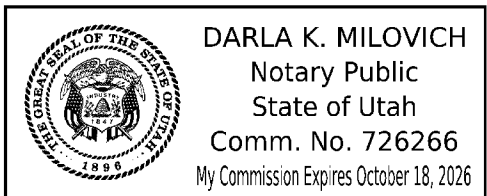
Adam Moffat
Signed with Stavvy:
Allison Moffat
-bDMMWFXL6
Allison Moffat, who erroneously took title
as Alison Moffat

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 8TH day of August, 2023 by **Adam Moffat and Allison Moffat, who erroneously acquired title as Alison Moffat**. This act was performed via remote online audio-visual communication.

Signed with Stavvy:
Darla K. Milovich
-RRgq8h79I



Notarized remotely via audio/video communication using Stavvy

Notary Public
Commission Expires: 10/18/26

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