

Mail Tax notice to:
Grantee
591 East Spruce Glen Road
Salt Lake City, UT 84107
MNT File No.: 97481
Tax ID No.: 22-07-227-005

WARRANTY DEED

Herman Nevenner and Kathleen H. Nevenner as trustees of the H and K Nevenner Living Trust,

GRANTOR of Salt Lake City, State of Utah, hereby CONVEYS and WARRANTS TO:

Wendy Johnson and Sharilyn Horrocks, Married to each other, as Joint Tenants,

GRANTEE of Salt Lake City, State of Utah for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:

Lot 6, Shandowns Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Excepting therefrom that property conveyed in Warranty Deed recorded January 14, 1975, as Entry no. 2677617, in Book 3763, Page 78, described as follows:

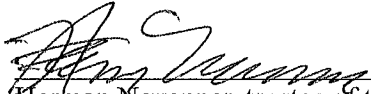
Beginning at a point which is due South 78.393 feet and due West 551.244 feet from an existing witness corner which is South 0 degrees 57 minutes 53 seconds East 345.05 feet from the Northeast corner of Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian; said point also being the Southeast corner of Lot 5, of the Shandowns Subdivision; thence North 23 degrees East 68.216 feet; thence South 62 degrees 40 minutes 00 seconds East 40.11 feet; thence South 23 degrees West 65.18 feet, thence North 67 degrees West 40.00 feet to the point of beginning.

Less and Excepting the following described property:

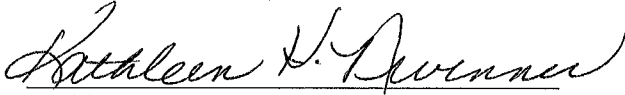
Beginning at a point which is due South 78.393 feet and due West 551.244 feet from an existing witness corner which is South 0 degrees 57 minutes East 345.05 feet from the Northeast corner of Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian; said point also being the Southeast corner of Lot 5 of the Shandowns Subdivision; thence North 23 degrees East 68.216 feet, thence South 62 degrees 40 minutes 00 seconds East 40.11 feet, thence South 23 degrees West 65.18 feet, thence North 67 Degrees West 40.00 feet to the point of beginning, as disclosed by a Warranty Deed Recorded January 17, 1975 as Entry No. 2678686 in Book 3766 at Page 284, Salt Lake County Recorder's Office.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 24th day of August, 2023.



Herman Nevenner, trustee of the H and K Nevenner Living Trust



Kathleen H. Nevenner, trustee of the H and K Nevenner Living Trust

State of Utah
County of Salt Lake

On August 24, 2023, personally appeared before me Herman Nevenner and Kathleen H. Nevenner, who upon being duly sworn (or affirmed) upon oath that they did sign the foregoing instrument with authority as granted in the capacity as Trustees of the H and K Nevenner Living Trust, and that the said Trustees, duly acknowledged to me that they executed the same.

Notary Public

