

When Recorded Mail To (*Tax Mailing Address*):
Grantee
3611 S Arbor Park Drive
Magna, Utah 84044
MTC File No. 328577

14146912 B: 11441 P: 7466 Total Pages: 4
08/30/2023 12:20 PM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

QUIT-CLAIM DEED

Trisha Smith, and her successors, as trustee of The Trisha Christensen Trust, u/a/d the 19th day of June, 2007, GRANTOR, for good and valuable consideration, hereby QUIT CLAIMS to

Trisha Smith, and her successors, as trustee of The Trisha Christensen Trust, u/a/d the 19th day of June, 2007,

GRANTEE, the following described tract of land in Salt Lake County, State of UT:

See Exhibit "A"

Parcel Nos. 14-32-201-140, 14-32-201-137

*****This deed is being recorded to combine the parcels into a single tax parcel.**

Grantors convey to Grantees hereunder all title to said property which they may acquire after the date of this deed under the doctrine of "after-acquired title".

ACCOMMODATION RECORDING ONLY.

Meridian Title Company makes no representation as to condition of title, priority of lien, nor does it assume any responsibility for validity, sufficiency or effect of document.

Parcel 1: [14-32-201-140]

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at the Northeast Corner of Parcel B of Arbor Park Townhomes, recorded January 24, 2022 in Book 2022P at Page 35 in the Office of the Salt Lake County Recorder, said point being South 89°49'24" East 1,195.82 feet and South 856.96 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 00°15'09" West 73.25 feet; thence South 26°58'53" West 49.96 feet; thence North 89°48'18" West 88.94 feet; thence North 39°23'31" West 131.09 feet; thence North 54°49'56" East 15.39 feet; thence Easterly 27.89 feet along the arc of a 45.00 foot radius curve to the right (center bears South 35°10'04" East and the chord bears North 72°35'07" East 27.44 feet with a central angle of 35°30'21"); thence South 89°39'43" East 156.36 feet to the point of beginning.

LESS AND EXCEPTING any and all portions lying within the legal bounds of Arbor Park Townhomes.

Parcel 2: [14-32-201-137]

Parcel B, Arbor Park Townhomes, amending Lot 1 of Arbor Park Commercial Subdivision, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

LESS AND EXCEPTING any and all portions lying within the legal bounds of Parcel Nos. 14-32-201-150 and 14-32-201-151, more particularly described as follows:

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 89°49'24" East 1,031.36 feet and South 857.23 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 11°07'14" East 15.65 feet;
thence North 89°21'04" West 9.00 feet;
thence South 12°19'50" East 7.34 feet;
thence North 89°44'24" West 12.54 feet;
thence South 00°10'36" West 6.06 feet;
thence South 00°10'36" West 4.61 feet;
thence North 39°23'31" West 21.54 feet;
thence North 54°49'56" East 15.39 feet;

thence Northeasterly 19.74 feet along the arc of a 45.00 foot radius curve to the right (center bears South 35°10'04" East and the chord bears North 67°24'00" East 19.58 feet with a central angle of 25°08'07") to the point of beginning.

Contains 500 Square Feet or 0.011 Acres

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:
Beginning at a point being South 89°49'24" East 1,031.36 feet and South 857.23 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence Northeasterly 8.15 feet along the arc of a 45.00 foot radius curve to the right (center bears South 10°01'57" East and the chord bears North 85°09'10" East 8.13 feet with a central angle of 10°22'14");

thence South 89°39'43" East 13.02 feet;
thence South 07°40'51" East 16.34 feet;
thence North 89°21'04" West 20.30 feet;
thence North 11°07'14" West 15.65 feet to the point of beginning.

Contains 333 Square Feet or 0.008 Acres

Parcel Nos. 14-32-201-140, 14-32-201-137