

14147912 B: 11442 P: 3646 Total Pages: 3
09/01/2023 08:20 AM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: US TITLE INSURANCE AGENCY
14884 HERITAGECREST WAY, #CBLUFFDALE, UT 84065

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
SES 297, LLC
2304 South Oneida St
Salt Lake City, UT 84109

WARRANTY DEED

File No.: 060438
APN: 16-22-155-016-0000 and 16-22-155-002-0000

Jane H. Pugh,

Grantor(s), of Draper, Salt Lake County, State of Utah, hereby convey(s) and warrant(s) to

SES 297, LLC, a Utah limited liability company,

Grantee(s), of Salt Lake City, Salt Lake County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Salt Lake County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 31 day of August, 2023.

Jane H. Pugh
Jane H. Pugh

STATE OF UTAH)

:ss)

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me the 31 day of August, 2023
by Jane H. Pugh.

[Signature]
Notary Public

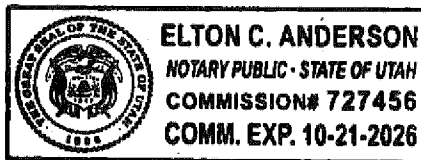


EXHIBIT "A"

PARCEL 1:

Beginning at the Northwest Corner of Lot 6, Block 11, Amended Country Club Acres, as recorded with the Salt Lake County Recorder's Office in Book "H" of Plats at Page 125, and running thence South 84°06'10" East along the North line of said Lot 6, a distance of 139.69 feet to a point on a 1184.64 foot non-tangent curve to the right and the Northeast Corner of said Lot 6 and the Easterly line of said Lot 6; thence Southwesterly along the arc of said curve and said Easterly line through a central angle of 05°56'32" a distance of 122.86 feet (Chord Bears South 08°52'09" West 122.81 feet) to a point on the Easterly line of Lot 7 of said Block 11; thence North 78°27'13" West 61.19 feet; thence West 64.37 feet to a point on the Westerly line of said Lot 7; thence North 12°29'33" East along said Westerly line 18.89 feet to the Northwest Corner of said Lot 7; thence North 00°07'10" East along the Westerly line of said Lot 6, a distance of 105.00 feet to the point of beginning.

Situated in Salt Lake County, State of Utah

PARCEL 2:

The North 80 feet of Lot 3, Block 11, AMENDED PLAT OF COUNTRY CLUB ACRES, according to the Official Plat thereof, on file and of record in the Office of the Salt Lake County Recorder, State of Utah.

Situated in Salt Lake County, State of Utah