

When recorded mail to (Tax Mailing Address):

Grantee  
3611 S Arbor Park Drive  
Magna, Utah 84044  
MTC File No. 328579

14154148 B: 11445 P: 6967 Total Pages: 3  
09/19/2023 02:53 PM By: aallen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: MERIDIAN TITLE COMPANY  
64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

## WARRANTY DEED

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

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

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah, described as:

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 1: [14-32-201-148]

BEG S 89°49'24" E 1014.36 FT & S 890.32 FT & S 00°10'39" E 3.12 FT FR N 1/4 COR SEC 32, T1S, R2W, SLM; S 39°23'31" E 33.65 FT; N 12°19'50" W 4.56 FT; S 39°23'31" E 77.57 FT M OR L; S 89°48'18" E 94.31 FT; SE'LY ALG 35.14 FT RADIUS CURVE TO R, 43.18 FT (CHD S 28°48'52" E); S 0°56'58" E 10.88 FT; W 28.84 FT M OR L; N 1°18'28" W 10.73 FT; NW'LY ALG 7 FT RADIUS CURVE TO L, 10.81 FT (CHD N 45°33'59" W); N 89°49'31" W 34.87 FT; N 89°35'51" W 40.74 FT; NW'LY ALG 48 FT RADIUS CURVE TO R, 23.45 FT (CHD N 75°36'17" W); N 61°36'43" W 4.49 FT;

NW'LY ALG 8 FT RADIUS CURVE TO R, 3.38 FT (CHD N 49°30'24" W); N 37°24'06" W 58.88 FT; NW'LY ALG 7 FT RADIUS CURVE TO L, 8.18 FT (CHD N 70°52'05" W); N 0°10'10" E 50.91 FT M OR L TO BEG.

Tax Parcel Nos. 14-32-201-140, 14-32-201-148

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

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants, restrictions and reservations of record.

*[Signatures on following page]*

