

14177150 B: 11457 P: 4505 Total Pages: 2
11/20/2023 01:43 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: METRO NATIONAL TITLE
345 EAST BROADWAYSALT LAKE CITY, UT 84111

Mail Tax notice to:
Amanda Kruse and Carter Shirra
4504 South Holladay Circle
Holladay, UT 84117
MNT File No.: 97549
Tax ID No.: 22-04-405-099

WARRANTY DEED

Mike OConnell

GRANTOR of Holladay, State of Utah, hereby CONVEYS and WARRANTS TO:

Amanda Kruse and Carter Shirra, as Joint Tenants

GRANTEE of Holladay, 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:

Beginning at a point on the north line of Lot 8 - Holladay Circle Subdivision (recorded Book J-110), said point being South 89°53'00" East, 86.56 feet and South 00°07'00" West, 33.00 feet from the Monument at the Intersection of 4500 South and Highland Drive; said monument being South, 242.7 feet and West 2083.07 feet from the East Quarter Corner of Section 4, Township 2 South, Range 1 East, Salt Lake Base and Meridian according to the afore mentioned recorded Holladay Circle Subdivision Plat; and running thence South 89°53'00" East, 71.45 feet; thence South 18°03'39" East, 55.00 feet; thence South 71°56'21" West, 91.51 feet; thence North 15°39'41" West, 40.45 feet; thence North 17°09'51" West, 21.89 feet; thence North 37°10'27" East, 26.27 feet to the point of beginning.

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.

****Signatures on Page 2****

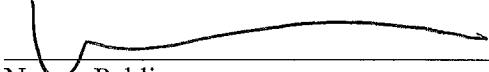
WITNESS, the hand(s) of said grantor(s), November 15, 2023.



Mike O'Connell

State of Utah
County of Salt Lake)ss:

On this date, November 15, 2023, personally appeared before me Mike O'Connell, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.



Notary Public