MAIL TAX NOTICE TO: GRANTEE 1891 PRINCETON AVE SALT LAKE CITY, UT 84108

CTE NO. 208629

14180994 B: 11459 P: 5153 Total Pages: 3
12/01/2023 03:08 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CAPSTONE TITLE AND ESCROW, INC.
2115 SOUTH DALLIN STREETSALT LAKE CITY, UT 84109

WARRANTY DEED

CHELSEA NELSON and ERIN ALICE MCKINNON

Grantor, of SALT LAKE CITY, SALT LAKE County, State of UTAH, hereby CONVEYS and WARRANTS to

PAUL MONSON

Grantee, 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 in SALT LAKE County, State of Utah, to-wit

See Attached Exhibit "A"

Parcel No. 09-31-207-017

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and equity and general property taxes for the year 2023 and thereafter.

WITNESS the hand of said grantor, this 29th day of November, 2023

CHELSEA NELSON

ERIN ALICE MCKINNON

STATE OF WASHINGTON)

:SS

COUNTY OF King

On the 29th day of November, 2023, personally appeared before me **CHELSEA NELSON and ERIN ALICE MCKINNON** the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Jams Han S Notary Public

> NOTARY PUBLIC STATE OF WASHINGTON DAWNA HANSEN

License Number 204528 My Commission Expires 12-27-2026 NOTARY

CAPSTONE TITLE & ESCROW INC. ORDER NUMBER: 208629

EXHIBIT "A" LEGAL

BEGINNING 125 FEET WEST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 150, PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 40 FEET; THENCE NORTH 113 3/4 FEET; THENCE EAST 40 FEET, THENCE SOUTH 113 3/4 FEET TO THE PLACE OF BEGINNING. ALSO, BEGINNING 27 FEET 1 INCH EAST OF THE NORTHWEST CORNER OF LOT 1, BLOCK 150, PLAT "D", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 14 FEET 2 INCHES; THENCE SOUTH 2.5 RODS; THENCE WEST 14 FEET 2 INCHES; THENCE NORTH 2.5 RODS TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY OVER: BEGINNING 113.75 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 150, PLAT "D", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 165 FEET; THENCE NORTH 10 FEET; THENCE EAST 165 FEET; THENCE SOUTH 10 FEET TO THE POINT OF BEGINNING.

Tax ID No.: 09-31-207-017