

14211283 B: 11475 P: 4247 Total Pages: 2
03/01/2024 04:43 PM By: adavis Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:
Timothy K. Kelly, Jr.
4947 East Wasatch Resort Road
Sandy, UT 84092



File No.: 175356-BJP

WARRANTY DEED

Timothy K. Kelly, Jr.,

GRANTOR(S), of Sandy, State of Utah, hereby Conveys and Warrants to

Timothy Kevin Kelly, Jr. and Michelle Ann Kelly, as co-Trustees of The POW Trust, U/A dated January 15, 2024,

GRANTEE(S), of Sandy, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

Beginning at an iron bolt set in a granite boulder; thence to the 1/4 section corner of the East boundary of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian bears North 77°07'00" West 4431.3 feet; thence South 07°55'00" West 58.0 feet; thence South 84°10'00" East 56.5 feet; thence North 03°44'00" East 120.0 feet to the left bank of Little Cottonwood Creek; thence Westerly along said creek 48.5 feet; thence South 07°55'00" West 59.0 feet to the iron bolt at the place of beginning.

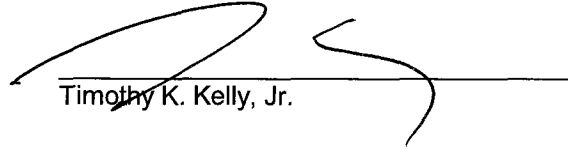
Commonly known as Lot 2, Wasatch Resort, unrecorded.

TAX ID NO.: 29-07-428-002 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 01 day of March, 2024.



Timothy K. Kelly, Jr.

STATE OF UTAH

COUNTY OF SALT LAKE

On this 01 day of March, 2024, before me, personally appeared Timothy K. Kelly, Jr., proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.



Notary Public

