

14217903 B: 11478 P: 7711 Total Pages: 3
03/19/2024 02:14 PM By: srigby 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:
Keith Warburton
9306 South Temple Drive
West Jordan, UT 84088



File No.: 176183-RCP

WARRANTY DEED

ETNA Properties, LLC,

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

Keith Warburton,

GRANTEE(S), of West Jordan, 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:

SEE EXHIBIT A ATTACHED HERETO

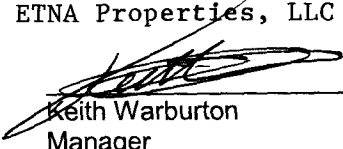
TAX ID NO.: 27-03-476-047 (for reference purposes only)

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 19th day of March, 2024.

ETNA Properties, LLC




Keith Warburton
Manager

STATE OF UTAH

COUNTY OF UTAH

On this ¹⁹th day of March, 2024, before me, personally appeared Keith Warburton, 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. on behalf of ETNA Properties, LLC



Notary Public



EXHIBIT A
Legal Description

Beginning at a point North 571.5 feet from the Southeast corner of the Southeast quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 88 feet; thence West 660.0 feet; thence South 88 feet; thence East 660.00 feet to the point of beginning.

LESS AND EXCEPTING therefrom the following:

A parcel of land in fee for the widening of the existing 1300 West Street known as Project No. F-LC35(276), being part of an entire tract of property situate in the SE1/4 SE1/4 of Section 3, T.3S., R.1W., S.L.B.&M., in Salt Lake County, State of Utah. The boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of said entire tract, which corner 571.74 feet (571.50 feet by record) North along the easterly section line from the Southeast Corner of said Section 3; and running thence S.89°58'43"W. (West by record) 37.50 feet along the southerly line of said entire tract to a line parallel with and 37.50 feet perpendicularly distant westerly from the 1300 West Street control line; thence North 87.77 feet along said parallel line to the northerly line of said entire tract; thence East 37.50 feet along said northerly line, to said easterly Section line; thence South 87.75 feet along said easterly section line; to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.