

14218700 B: 11479 P: 1911 Total Pages: 3
03/20/2024 04:44 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:
Danny Stewart
13942 South 2700 West
Bluffdale, UT 84065



File No.: 175291-MLP

WARRANTY DEED

Kaskade Homes, LLC, a Utah limited liability company,

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

Danny Stewart, a married man

GRANTEE(S), of Bluffdale, 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.: 33-04-326-061 (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 20th day of March, 2024.

Kaskade Homes, LLC, a Utah limited liability company

BY: [Signature]
Dan Stewart
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this March 20, 2024, before me, personally appeared Dan Stewart, 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 Kaskade Homes, LLC.

[Signature]
Notary Public



EXHIBIT A
Legal Description

Beginning at a point which is South along the quarter section line 775.00 feet and North 89°51'00" West 660.00 feet from the center of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 215.00 feet; thence North 89°51'00" West 330.00 feet; thence North 330.00 feet; thence South 89°51'00" East 140.61 feet; thence South 115.00 feet; thence South 89°51'00" East 189.39 feet to the point of beginning.

TOGETHER WITH a non-exclusive right of way for ingress and egress described as follows:

Beginning at a point which is South along the quarter section line 940.00 feet from the center of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 50.00 feet; thence North 89°51'00" West 710.00 feet; thence North 50.00 feet; thence South 89°51'00" East 710.00 feet to the point of beginning.

LESS AND EXCEPTING therefrom:

A portion of an entire tract of land as described in the Warranty Deed recorded 2/23/1998 as Entry No. 6870730 in Book 7887 at Page 484, located in the Southwest quarter of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is 993.19 feet North 89°51'00" West and 663.26 feet South 00°01'21" West from the center of said Section 4, and running thence South 89°52'22" East 144.45 feet; thence South 31.43 feet to a point on a 271.50 foot radius non-tangent curve to the left; thence 39.96 feet along the arc of said curve through a central angle of 08°25'57" (chord bears North 85°39'23" West 39.92 feet); thence North 89°52'22" West 104.65 feet; thence North 00°01'21" East 28.50 feet to the point of beginning.