

Mail Recorded Deed & Tax Notice To:
Elliott Nielsen Taylor and Melissa Ann Taylor
2062 East Walker Lane
Holladay, UT 84117

14229048 B: 11485 P: 1940 Total Pages: 3
04/17/2024 12:42 PM By: dsalazar 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



File No.: 177176-MLF

WARRANTY DEED

Elliott N. Taylor and Melissa A. Taylor, as Trustees of The Taylor Family Trust under Trust Instrument Dated 05/23/1994,

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

Elliott Nielsen Taylor and Melissa Ann Taylor, joint tenants,

GRANTEE(S), of Holladay, 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.: 22-15-104-009 (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 12th day of April, 2024.

The Taylor Family Trust under Trust Instrument
Dated 05/23/1994

BY: *Elliott N. Taylor*
Elliott N. Taylor
Trustee

BY: *Melissa A. Taylor*
Melissa A. Taylor
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of April, 2024, before me, personally appeared Elliott N. Taylor, 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 The Taylor Family Trust.

Meggy Ludlow
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of April, 2024, before me, personally appeared Melissa A. Taylor, 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 The Taylor Family Trust.

Meggy Ludlow
Notary Public



EXHIBIT A
Legal Description

BEGINNING AT A POINT ON AN OLD FENCE LINE SOUTH 886.50 FEET AND EAST 830.8 FEET FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 85°50'10" WEST 383.10 FEET ALONG SAID FENCE LINE TO THE EAST LINE OF A 25 FOOT RIGHT OF WAY AS FOLLOWS: SOUTH 9°45' EAST 2.58 FEET; THENCE SOUTH 36° EAST 130.0 FEET; THENCE SOUTH 28°30' EAST 82.0 FEET; THENCE SOUTH 86° EAST 160.0 FEET; THENCE SOUTH 67°34' EAST 114.26 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 205.8 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A FENCE POST, BEING SOUTH 382.8 FEET AND EAST 516.12 FEET FROM THE NORTHWEST CORNER OF SECTION 15 AND RUNNING THENCE SOUTH 22° WEST 347.58 FEET ALONG AN OLD FENCE LINE; THENCE SOUTH 16°20' EAST 95.04 FEET; THENCE SOUTH 9°45' EAST 73.33 FEET; THENCE SOUTH 36° EAST 136.5 FEET; THENCE SOUTH 28°30' EAST 94.08 FEET; THENCE SOUTH 86° EAST 169.66 FEET; THENCE SOUTH 67°34' EAST 120.52 FEET; THENCE NORTH 27.04 FEET; THENCE NORTH 67°34' WEST 114.26 FEET; THENCE NORTH 86° WEST 160.0 FEET; THENCE NORTH 28°30' WEST 82.0 FEET; THENCE NORTH 36° WEST 130.0 FEET; THENCE NORTH 9°45' WEST 70.4 FEET; THENCE NORTH 16°20' WEST 87.80 FEET; THENCE NORTH 22° EAST 349.0 FEET; THENCE WEST 26.97 FEET TO THE POINT OF BEGINNING.