

14251453 B: 11497 P: 5344 Total Pages: 2
06/12/2024 11:22 AM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - SOUTH JORDAN 2
4786 WEST DAYBREAK RIM WAY, SUSOUTH JORDAN, UT 84009

Recording Requested by:
First American Title Insurance Company
4786 W Daybreak Rim Way, Ste 100
South Jordan, UT 84009
(801)559-2188

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Zachary Johnson and Robyn Riley
11279 South Sandy Ridge Drive
Sandy, UT 84094

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **4386-6316108 (SA)**
A.P.N.: **28-20-281-007-0000**

Brooke A. Wood NKA Brooke A. Baynes, Grantor, of **Sandy, Salt Lake** County, State of **TN**, hereby CONVEY AND WARRANT to

Zachary Johnson and Robyn Riley, as Joint Tenants, Grantee, of **Sandy, Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

Lot 324, SILVER RIDGE # 3, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Excepting therefrom the following described property:

Beginning at the Southwest corner of Lot 324, SILVER RIDGE # 3 subdivision, located in the Northeast quarter, Section 20, Township 3 South, Range 1 East, Salt Lake Base and Meridian, according to the Official Plat thereof; and running thence on a curve to the left, delta = 24°27'21", radius = 66.00 feet; chord = 27.96 feet, a distance of 28.17 feet, thence South 0°19'02" West 27.29 feet; thence South 89°58'02" West 5.92 feet to the Point of Beginning.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this 10th Day of June, 2024.

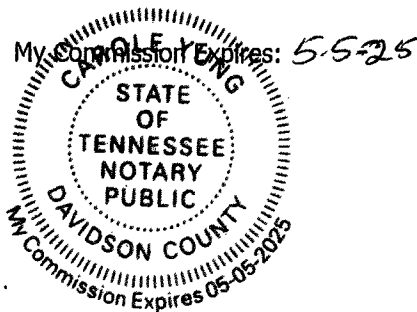
Brooke A. Baynes

Brooke A. Wood NKA Brooke A. Baynes

STATE OF Tennessee)
County of Davidson) ss.

On June 10, 2024, before me, the undersigned Notary Public, personally appeared **Brooke A. Wood NKA Brooke A. Baynes**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Carol Young
Notary Public