

14254449 B: 11499 P: 574 Total Pages: 3
06/20/2024 11:14 AM By: Jattermann 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:
Nathan Wathen
6116 South 2300 East
Holladay, UT 84121



File No.: 178489-JVP

WARRANTY DEED

David Wathen, Distributions Trustee of the Wathen Irrevocable Trust, dated the 31st day of December, 2014,

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

Nathan Wathen,

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.: 22-15-379-039 (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 day of June, 2024.

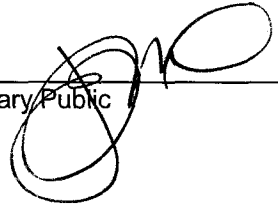
David Wathen, Distributions Trustee of the
Wathen Irrevocable Trust, dated the 31st day of
December, 2014

BY: 
David Wathen
Distributions Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this day of June, 2024, before me, personally appeared David Wathen, 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 David Wathen, Distributions Trustee of the Wathen Irrevocable Trust, dated the 31st day of December, 2014.



Notary Public

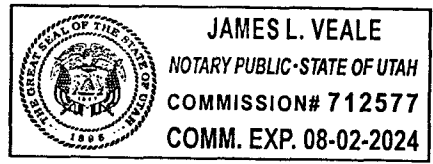


EXHIBIT A
Legal Description

Beginning at a point on the West right of way line of 2300 East Street, said point being North 00°04'42" East along the quarter section line 495.73 feet and North 89°59'00" West 24.76 feet from the South quarter corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 89°54'00" West 142.25 feet to the Northeast corner of the property conveyed to Thomas G. Haycock and Denise M. Haycock by Warranty Deed dated December 08, 1992 as Entry No. 5390994 in Book 6570 at Page 961 of official records; thence South 00°04'42" West along the East line of said Haycock property 11.946 feet; thence North 86°23'14" West along an existing fence line and line extended 76.273 feet to a fence post; thence North 40°10'30" West along an existing fence line of 10.702 feet to a fence post; thence North 77°35'04" West along an existing fence line of 59.623 feet; thence North 00°40'30" East 121.408 feet; thence South 88°02'57" East 282.426 feet to a point on the West right of way line of 2300 East Street; thence South 00°04'42" West along said West right of way line 125.890 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following described property:

Beginning at the Northeast corner of the property conveyed to Thomas G. Haycock and Denise M. Haycock by Warranty Deed dated December 08, 1992 as Entry No. 5390994 in Book 6570 at Page 961 of official records, said point being North 00°04'42" East along the section line 495.73 feet and North 89°54'00" West 167.00 feet from the South quarter corner of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00°04'42" West along the East line of said Haycock property 11.946 feet; thence North 86°23'14" West along an existing fence line and line extended 76.273 feet to a fence post; thence North 40°10'30" West along existing fence line 9.533 feet to a fence post; thence South 89°54'00" East 82.288 feet to the point of beginning.

TOGETHER WITH a non-exclusive right-of-way for ingress and egress appurtenant to parcel, created by instrument recorded August 21, 1995 as Entry No. 6146529 in Book 7210 at Page 1201 in the office of the Salt Lake County Recorder, over the following described parcel:

Beginning at a point on the West right of way line of 2300 East Street, said point being North 00°04'42" East along the quarter section line 620.82 feet and North 88°02'57" West 24.76 feet from the South quarter corner of Section 15, Township 2 North, Range 1 East, Salt Lake Base and Meridian, and running thence North 88°02'57" West 51.04 feet to a point on the North side of an existing drive; thence North 83°42'01" East along said North side of drive 36.00 feet; thence South 88°02'57" East 15.24 feet to a point on the West right of way line of 2300 East Street; thence South 00°04'42" West along said West right of way line 5.17 feet to the point of beginning.