

14269681 B: 11507 P: 6743 Total Pages: 4  
07/29/2024 03:28 PM By: mpalmer Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:  
CASTLEWOOD-ALTA PARK  
6900 South 900 East, Suite 130  
Midvale, UT 84047



File No.: 177482-MCU

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## WARRANTY DEED

Castlewood Development, Inc., a Utah corporation

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

**CASTLEWOOD-ALTA PARK, LLC, a Utah corporation**

**GRANTEE(S)**, of Midvale, 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.:** 28-20-126-040 (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]*

### COURTESY RECORDING ONLY

Cottonwood Title disclaims any  
liability as to the condition of title  
and as to the content, validity,  
or effects of this document.

Dated this 26 day of July, 2024.

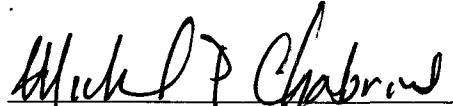
Castlewood Development, Inc.

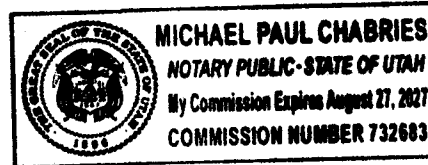
BY:   
Dan Duke, Corporate Officer

STATE OF UTAH

COUNTY OF SALT LAKE

On the 26<sup>th</sup> day of July 2024, personally appeared before me Dan Duke, who being by me duly sworn did say that he is a Corporate Officer of Castlewood Development, Inc., proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he is authorized and executed the same on behalf of Castlewood Development.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

Commencing 1159.7 feet South along quarter Section line from the Northeast corner of the Northwest quarter of said Section 20, Township 3 South, Range 1 East, and running; thence South 89°58'10" West 1110 feet to center line of Draper Irrigation Company canal; thence South 0°7'30" East along canal 196.21 feet; thence North 89°58'10" East 1110 feet; thence North 0°7'30" West 196.21 feet to the beginning.

LESS AND EXCEPTING therefrom the following:

Beginning at a point South 0°07'30" East 1165.10 feet, along the quarter Section Line and South 89°58'10" West 311.94 feet from the North quarter Corner of Section 20, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence South 0°07'30" East 196.67 feet to the North boundary line of the Hawkwood Estates Subdivision; thence South 89°58'10" West 777.00 feet along said boundary line to the Northwest Corner of the Hawkwood Estates Subdivision; thence North 0°52'19" East 196.69 feet; thence North 89°58'10" East 773.58 feet to the Point of Beginning.

ALSO LESS AND EXCEPTING therefrom the following:

Beginning at a point South 0°07'30" East 1165.11 feet, more or less, and South 89°58'10" West 291.94 feet, from the North quarter corner of Section 20, Township 3 South, Range 1 East, Salt Lake Meridian; thence South 0°07'30" East 196.67 feet, more or less; thence South 89°58'10" West 20 feet, more or less; thence North 0°07'30" West 196.67 feet; thence North 89°58'10" East 20 feet, more or less, to the place of beginning.

ALSO LESS AND EXCEPTING therefrom any portion lying within the bounds of Eaglewood Subdivision.

ALSO LESS AND EXCEPTING therefrom any portion lying within the bounds of Winger Subdivision.

ALSO LESS AND EXCEPTING therefrom any portion lying within the bounds of 1000 East Street.

ALSO LESS AND EXCEPTING therefrom any portion lying within the bounds of the Draper Irrigation Canal.