

14271245 B: 11508 P: 5358 Total Pages: 4
07/31/2024 03:21 PM By: vanguyen 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:
CASTLEWOOD-ALTA PARK
6900 South 900 East, Suite 130
Midvale, UT 84047



File No.: 177482-MCU

WARRANTY DEED (Corrective)

Castlewood Development, Inc., a Utah corporation and Castlewood - Alta Park, LLC, a Utah limited liability company, which erroneously took title as CASTLEWOOD-ALTA PARK, LLC, a Utah corporation

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

Castlewood - Alta Park, LLC, a Utah limited liability company

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]

Dated this 31 day of July, 2024.

Castlewood Development, Inc.

BY: 
Dan Duke, Corporate Officer

Castlewood - Alta Park, LLC, a Utah limited liability company

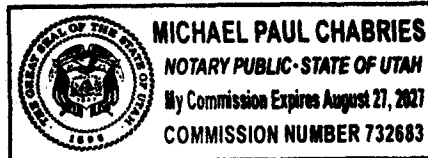
BY: 
Jeffrey Duke, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 31st 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, Inc.

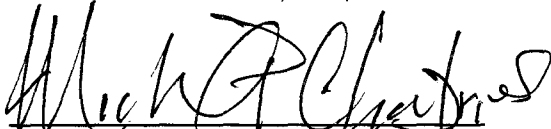

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 31st day of July 2024, personally appeared before me Jeffrey Duke, who being by me duly sworn did say that he the Manager of Castlewood - Alta Park, LLC, a Utah limited liability company, 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 - Alta Park, LLC, a Utah limited liability company.


Notary Public

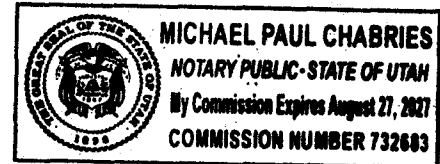


EXHIBIT A
Legal Description

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.