Mail Recorded Deed & Tax Notice To:
McKay Roberts
2073 East Pheasant Way
Holladay, UT 84121

COTTONWOOD TITLE

File No.: 177113-BJP

WARRANTY DEED

McKay Roberts, a married man, as sole owner,

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

McKay Roberts and Hannah Schone Roberts, husband and wife as 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.: **22-15-103-016** (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 14th day of August, 2024.
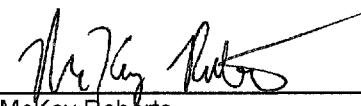
McKay Roberts

STATE OF UTAH

COUNTY OF UTAH

On this 14th day of August, 2024, before me, personally appeared McKay Roberts, 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.

Notary Public

EMILIE DEMARCO
NOTARY PUBLIC · STATE OF UTAH
My Commission Expires March 12, 2027
COMMISSION NUMBER 728683
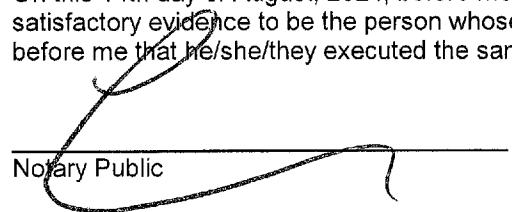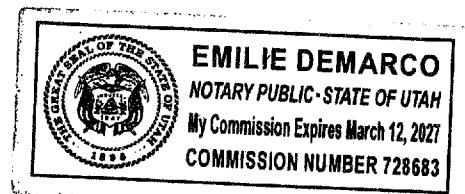
EXHIBIT A
Legal Description

Commencing at the Northeast corner of Lot 5, of the Cottonwood Glade Subdivision, which is a part of the Northwest Quarter of Section 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 235 feet; thence North 49°7' East 185.4 feet to the center of a 20 foot right-of-way; thence North 133 feet; thence West 140 feet; thence South 25 feet to the point of beginning.

TOGETHER WITH the right to use a 50 foot right-of-way on the South side of the property extending Southwest on to Pheasant Way.