

MAIL TAX NOTICE TO:  
GRANTEE  
1883 E SIESTA DR  
COTTONWOOD HEIGHTS, UT 84093

14306314 B: 11528 P: 5378 Total Pages: 3  
10/28/2024 04:29 PM By: dsalazar Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: CAPSTONE TITLE AND ESCROW, INC.  
2115 SOUTH DALLIN STREET SALT LAKE CITY, UT 84109

CTE NO. 209183

## **WARRANTY DEED**

**JOHN S. RUTTER, and PAULA A. RUTTER, TRUSTEES OF THE RUTTER LIVING TRUST, U/A DATED DECEMBER 16, 2019, AND ANY AMENDMENTS THERETO,**  
Grantor, of COTTONWOOD HEIGHTS , SALT LAKE County, State of UTAH, hereby CONVEYS and WARRANTS to

**JEREMY MAHONEY AND TERA MAHONEY, HUSBAND AND WIFE AS JOINT TENANTS,**  
Grantee, of COTTONWOOD HEIGHTS, SALT LAKE County, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE County, State of Utah, to-wit

### **SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

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

WITNESS the hand of said grantor, this 28<sup>th</sup> day of OCTOBER, 2024

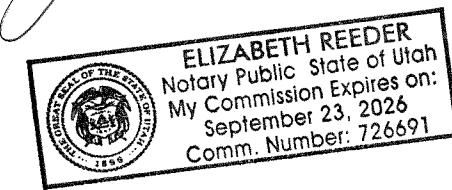
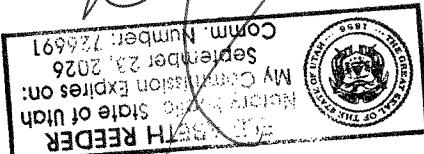
**THE RUTTER LIVING TRUST DATED DECEMBER 16, 2019**

  
\_\_\_\_\_  
**JOHN S. RUTTER, TRUSTEE**

  
\_\_\_\_\_  
**PAULA A. RUTTER, TRUSTEE**

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

On the 28<sup>th</sup> day of OCTOBER, 2024, personally appeared before me **JOHN S. RUTTER, and PAULA A. RUTTER, TRUSTEES OF THE RUTTER LIVING TRUST, U/A DATED DECEMBER 16, 2019, AND ANY AMENDMENTS THERETO** the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Beginning at a point which is North 152.124 feet and West 885.086 feet from the Southeast Corner of Section 28, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 34°00'00" West 204.64 feet to the North line of Siesta Drive; thence Northwesterly along the arc of a 470.00 foot radius curve to the right (center bears North 48°23'12" East) 107.57 feet and Northwesterly along the arc of a 530.00 foot radius curve to the left (center bears South 61°30'00" West) 194.89 feet; thence North 34°00'00" East 212.43 feet; thence South 41°45'00" East 37.90 feet; thence South 04°14'00" East 177.00 feet; thence South 51°14'00" East 86.40 feet; thence North 79°13'00" East 75.00 feet to the point of beginning.

Less and except any portion lying Northerly of the following described common boundary line:

An Agreement line along the centerline of Little Cottonwood Creek as defined by a 1974 Survey by Caldwell, Richards and Sorensen, Inc., located in the Southeast Quarter of Section 28, Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Cottonwood Heights City, Salt Lake County, Utah:

Beginning at the most Southerly corner of that certain Quit Claim Deed recorded as Entry No. 8069254 in the Official Records of Salt Lake County, on said 1974 centerline, located 1152.08 feet North 89°33'01" West along the South line of said Section 28; and 444.10 feet North 0°26'59" East from a Brass Cap Monument found marking the Southeast Corner of said Section 28; said Southeast Corner is located 5286.84 feet South 89°33'01" East from a Brass Cap Monument found marking the Southwest Corner of said Section 28; and running thence along said 1974 line the following three courses: South 55°09'56" East 32.60 feet to a point of curvature; Southeasterly along a 160.00 foot radius curve to the right a distance of 139.63 feet (Central Angle equals 50°00'00" and Long Chord bears South 30°09'56" East 135.24 feet) to a point of tangency; and South 5°09'56" East 32.33 feet; thence North 37°13'22" East 29.50 feet more or less to the Northeasterly line of that certain Quit Claim Deed Entry No. 13170011 in Book 10884 at Page 7459 of Official Records and the termination of this agreement line.

Parcel No. 22-28-478-016