

14311259 B: 11531 P: 2527 Total Pages: 3
11/08/2024 11:13 AM By: asteffensen 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:
Branden Rosenhan
1602 East Millcreek Way
Millcreek, UT 84106



File No.: 182987-PCF

WARRANTY DEED

Stephen Barrett Morgan, an individual, as his sole and separate property,

GRANTOR(S), of Millcreek, State of Utah, hereby conveys and warrants to

Branden Rosenhan, a married man,

GRANTEE(S), of Millcreek, 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.: 16-33-129-041 (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 7th day of November, 2024.

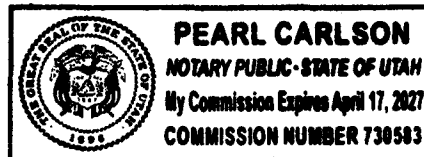

Stephen Barrett Morgan

STATE OF UTAH

COUNTY OF SALT LAKE

On this 7th day of November, 2024, before me, personally appeared Stephen Barrett Morgan, 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



April 17, 2027
730583

EXHIBIT A
Legal Description

Beginning at a point South 11°00'00" East 146.74 feet from the Northwest corner of Lot 11, Block 2, MILL CREEK PARK PLAT "A" AMENDED, a Subdivision of part of the Northwest Quarter of Section 33, Township 1 South, Range 1 East, Salt Lake Base and Meridian, recorded October 4, 1926, in the Salt Lake County Recorder's Office in Book I of Plats, at Page 11, and running thence North 84°45'43" East 99.45 feet; thence South 00°30'00" East 198.97 feet; thence South 79°00'00" West 62.69 feet; thence North 11°00'00" West 205.63 feet to the point of beginning.

TOGETHER WITH an Easement for the purpose of ingress and egress, 5 feet either side of the following described centerline:

Beginning at a point South 11°00'00" East 146.74 feet and North 84°45'43" East 14.94 feet from the Northwest corner of Lot 11, of said Subdivision, and running thence North 5°39'24" West 88.32 feet; thence North 08°15'48" West 26.25 feet; thence North 17°58'05" West 27.36 feet.