

14314018 B: 11532 P: 6779 Total Pages: 3
11/15/2024 11:20 AM By: srigby 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:
Alex J. Turley
3592 South Flynn Circle
Millcreek, UT 84109



File No.: 183902-JHP

WARRANTY DEED

Alex J. Turley, a married man,

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

Alex Turley and Estefanita Ann Turley, Trustees of The Tea Family Trust, dated June 19, 2024,

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:

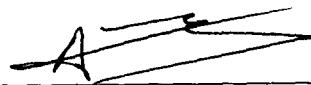
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-35-130-019 and 16-35-130-017 (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]

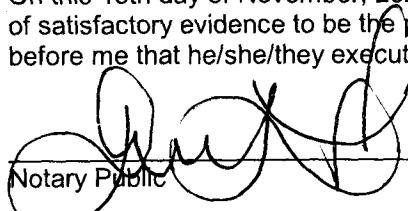
Dated this 15th day of November, 2024.


Alex J. Turley

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of November, 2024, before me, personally appeared Alex J. Turley, 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

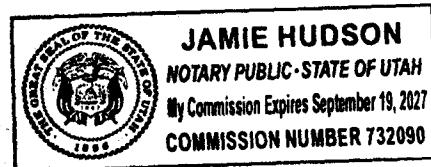


EXHIBIT A
Legal Description

PARCEL 1:

Lot 28, SKYLINE PARK, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

LESS AND EXCEPTING therefrom that portion conveyed in that certain Quit Claim Deed recorded October 1, 2019 as Entry No. 13088572, in Book 10839, at Page 6969, being more particularly described as follows:

Beginning at a point on the Westerly line of Lot 28, Skyline Park Subdivision recorded October 1, 1965 as Entry No. 2114836, in Book DD, at Page 37, at the office of the Salt Lake County Recorder, said point being South 45°00'00" East 37.85 feet from the Northwest corner of Lot 29, Skyline Park Subdivision; and running thence East 23.97 feet; thence South 11°11'11" East 30.47 feet to said Westerly line; thence North 45°00'00" West 42.27 feet along said Westerly line to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Lot 29, SKYLINE PARK recorded October 1, 1965 as Entry No. 2114836, in Book DD, at Page 37, at the office of the Salt Lake County Recorder, and running thence South 26.76 feet; thence East 26.76 feet to the Easterly line of said Lot 29; thence North 45°00'00" West 37.85 feet along said Easterly line to the point of beginning.