

14325511 B: 11539 P: 2357 Total Pages: 2
12/16/2024 03:32 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIDELITY NATIONAL TITLE OF UTAH
746 E WINCHESTER ST STE 100 SALT LAKE CITY, UT 841078511

**WHEN RECORDED RETURN TO AND
MAIL TAX NOTICES TO:**

IHIP, LLC, A Utah limited liability company
5523 South Somersby Way
Murray, UT 84117

File No.: FTUT2404144-HW

WARRANTY DEED

James Masterson and Paula Masterson

Grantors,

City of Riverton, County of Salt Lake, hereby CONVEY and WARRANT to

IHIP, LLC, A Utah limited liability company

Grantee(s)

For the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations the following described tract(s) of land in Riverton, State of Utah:

For APN/Parcel ID(s): 27-34-328-028

COMMENCING 44 RODS SOUTH FROM CENTER SECTION 34, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, THENCE SOUTH 4 RODS, WEST 352.5 FEET, NORTH 4 RODS, THENCE EAST 352.5 FEET TO BEGINNING.

LESS AND EXCEPTING THEREFROM:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING REDWOOD ROAD (SR -68) KNOWN AS PROJECT NO. S- 0068(95)41, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NE1/4 SW1/4 OF SECTION 34, T.3S., R.1W., S.L.B. & M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT IN THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 34 WHICH CORNER IS 722.81 FEET (44 RODS BY RECORD) SOUTH ALONG THE QUARTER SECTION LINE FROM THE CENTER QUARTER CORNER OF SAID SECTION 34, SAID CORNER IS ALSO APPROXIMATELY 34.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE REDWOOD ROAD (SR-68) CONTROL LINE OPPOSITE ENGINEER STATION 55+84.53; AND RUNNING THENCE SOUTH 66.00 FEET ALONG SAID QUARTER SECTION LINE TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE WEST 33.00 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO A LINE PARALLEL WITH AND 67.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE; THENCE NORTH 66.00 FEET ALONG SAID PARALLEL LINE TO A POINT IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EAST 33.00 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°12'50" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.) SITUATE IN SALT LAKE COUNTY, STATE OF UTAH.

WARRANTY DEED

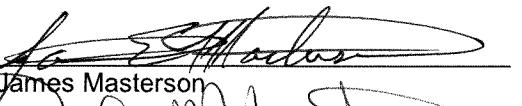
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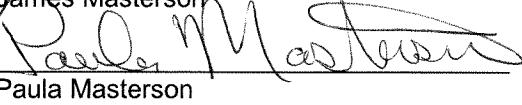
The following is shown for information purposes only:

More Commonly Known as: 13108 S Redwood Rd, Riverton, UT 84065

Subject to property taxes for the year 2024 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


James Masterson


Paula Masterson

STATE OF UTAH

COUNTY OF SALT LAKE

On this 12 day of December, in the year 2024, before me, Heather Woolsey, a notary public, personally appeared James Masterson and Paula Masterson, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Signature: 

(Seal)

