



14328855 B: 11541 P: 1209 Total Pages: 3
12/23/2024 04:33 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (COMMERCIAL)
299 S MAIN ST SALT LAKE CITY, UT 841111919

MAIL TAX NOTICE TO GRANTEE:
Panorama Townhomes, LLC, a Utah limited liability company
14034 South 145 East, Suite 204
Draper, UT 84020
File Number: 2048250HM

WARRANTY DEED

Paul T. Knouse and Viemarie Knouse, his wife, as joint tenants with full rights of survivorship GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Panorama Townhomes, LLC, a Utah limited liability company, GRANTEE

the following tract of land in Salt Lake County, State of UT, to-wit

See Exhibit A

TAX ID NUMBER FOR PROPERTY: 33-07-400-016 (portion)

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

Effective as of this December 20, 2024

Paul T. Knouse
Paul T. Knouse
Viemarie Knouse
Viemarie Knouse

STATE OF: Texas

COUNTY OF: Denton

The foregoing instrument was acknowledged before me this 20 day of December 2024 by Paul T. Knouse and Viemarie Knouse who executed the same.

Howard James Redmond Jr.
Notary Public
Commission Expires:

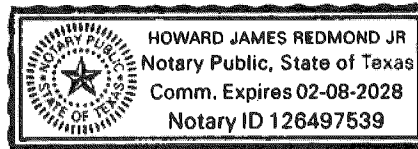


EXHIBIT A

NORTHEASTERLY PART OF PARCEL 33-07-400-016 DESCRIPTION

A part of Government Lot 8 of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian, situate in Herriman City, Salt Lake County, Utah, more particularly described as follows:

Beginning at the Southeast Corner of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along the Section line N89°17'58"W 34.08 feet; thence N51°36'32"W 792.96 feet to the easterly line of Lot J, SOUTH HERRIMAN Subdivision recorded May 7, 2013 as Entry Number 11635733 in Book 2013P at Page 77 in the Office of the Salt Lake County Recorder; thence along the easterly line of said Lot J N00°28'11"E 287.42 feet to the southwesterly right-of-way line of Mountain View Corridor as established by UDOT Project No. MP-0182(6); thence along said southwesterly right-of-way line the following five (5) courses: (1) N38°04'34"E 100.89 feet; thence (2) N77°14'56"E 33.33 feet; thence (3) thence S42°46'19"E 0.15 feet; thence (4) S51°35'40"E 434.07 feet; thence (5) S60°04'01"E 256.41 feet to the northwest corner of Lot H, of said SOUTH HERRIMAN Subdivision; thence along the westerly line of said Lot H, S00°27'27"W 417.86 feet; thence S00°41'11"W 51.50 feet to the point of beginning.

For Informational Purposes: TAX ID NO. 33-07-400-016 (portion)