

14340252 B: 11546 P: 8493 Total Pages: 3
01/28/2025 09:35 AM By: csummers 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:
Riley Vern Simas and Callie Robin Jaques
738 S. Green St.
Salt Lake City, UT 84102



File No.: 183248-PCP

WARRANTY DEED

Riley Vern Simas and Callie Robin Simas who acquired title as Callie Robin Jaques, as joint tenants,

GRANTOR(S), of Salt Lake City, State of Utah, hereby conveys and warrants to

Riley Vern Simas and Callie Robin Simas, as joint tenants,

GRANTEE(S), of Salt Lake City, 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.: 16-07-232-023 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

27th RL

Dated this 27th day of January, 2025.


Riley Vern Simas


Callie Robin Simas

STATE OF UTAH

COUNTY OF SALT LAKE

On this 27th day of January, 2025, before me, personally appeared Riley Vern Simas, 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



STATE OF UTAH

COUNTY OF SALT LAKE

On this 27th day of January, 2025, before me, personally appeared Callie Robin Simas who acquired title as Callie Robin Jaques, 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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 11, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 2 AND ONE-HALF (1/2) RODS; THENCE EAST 8 AND ONE-HALF (1/2) RODS; THENCE SOUTH 2 AND ONE-HALF (1/2) RODS; THENCE WEST 8 AND ONE-HALF (1/2) RODS TO BEGINNING.

TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING:

BEGINNING 1 AND ONE-HALF (1/2) RODS WEST AND 2 RODS 6 AND ONE-QUARTER (1/4) FEET NORTH OF THE SOUTHEAST CORNER OF LOT 6, BLOCK 11, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 8 FEET; THENCE WEST 75 FEET; THENCE SOUTH 8 FEET; THENCE EAST 75 FEET TO BEGINNING.