

14346319 B: 11550 P: 533 Total Pages: 2
02/12/2025 11:39 AM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

When recorded mail to (Tax Mailing Address):
Grantee
74 N I St
Salt Lake City, UT 84103
MTC File No. 346299

WARRANTY DEED

C & E Duplex, LLC, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Charles Vandel,

as GRANTEE(S), the following real property located in Salt Lake County, State of Utah, described as:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 24, PLAT D, SALT LAKE CITY SURVEY; THENCE NORTH 34 FEET; THENCE EAST 125 FEET; THENCE SOUTH 34 FEET; THENCE WEST 125 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PERPETUAL RIGHT OF WAY OVER THAT PARCEL OF LAND COMMENCING 30 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 3, AND RUNNING THENCE SOUTH 10 RODS; THENCE WEST 10 FEET; THENCE NORTH 10 RODS; THENCE EAST 10 FEET TO THE PLACE OF BEGINNING.

Tax Parcel No. 09-32-356-004

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signatures on following page]

In witness whereof, the grantors have executed this instrument this 11th day of February, 2025.

C & E Duplex, LLC, a Utah limited liability company

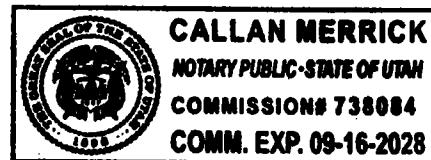
By: Janet E. Lindsley
Name: Janet E. Lindsley
Its: Member

By: Stuart D. Vandel
Name: Stuart D. Vandel
Its: Member

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 11th day of February, 2025, by Janet E. Lindsley and Stuart D. Vandel, as Members of C & E Duplex, LLC.

Callan Merrick
NOTARY PUBLIC



Comm # 738084