

*When recorded mail to (Tax Mailing Address):*

Grantee

74 N I St

Salt Lake City, UT 84103

MTC File No. 346299

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 ST SALT LAKE CITY, UT 841075600

## **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]*

