

ATC ; 14414

WHEN RECORDED MAIL TAX NOTICE TO:
Adam Marberger
2875 East Newmans Lane
Holladay, UT 84121

14362573 B: 11558 P: 9716 Total Pages: 3
03/26/2025 11:30 AM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ARTISAN TITLE
6330 S 3000 E STE 670SALT LAKE CITY, UT 841216234

WARRANTY DEED

HUSSEIN KALAKISH

Grantor,

of Holladay, County of Salt Lake, State of Utah

hereby CONVEY and WARRANTY to

Adam D. Marberger and Heidi M. Marberger, husband and wife as joint tenants

Grantee,


of Holladay, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE County, State of UT, to-wit

See Attached Exhibit "A"

Tax ID: 22-14-304-021

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2025 taxes and thereafter.

WITNESS the hand of said grantor, this 24th day of March , 2025


Hussein Kalakish

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 24th day of March, 2025, personally appeared before me Hussein Kalakish, the signer of the within instrument, who duly acknowledged to me that they executed the same.


Notary Public



ORDER NUMBER: 14414
1ST AMENDED

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN NEWMAN'S LANE SUBDIVISION, A NON REGULAR SUBDIVISION, IN SALT LAKE COUNTY, STATE OF UTAH.

SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF NEWMAN'S LANE (A 20 FOOT R/W) SAID POINT BEING 2090.43 FEET NORTH AND 1163.68 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 01°02'24" EAST, 253.42 FEET; THENCE NORTH 89°56' EAST 181.00 FEET, THENCE SOUTH 0°08'13" EAST 253.37 FEET; THENCE SOUTH 89°56' WEST 186.21 FEET TO THE POINT OF BEGINNING.

ALSO, THE FOLLOWING DESCRIBED REAL PROPERTY:

BEGINNING NORTH 2343.52 FEET AND EAST 924.55 FEET MORE OR LESS AND NORTH 89°56' EAST 236.49 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°56' EAST 7.61 FEET; SOUTH 01°02'24" WEST 253.42 FEET; NORTH 00°36'51" WEST 253.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 10 FOOT EASEMENT PARALLEL AND CONTIGUOUS TO THE SOUTH BOUNDARY OF SAID LOT NO. 4 FROM THE SOUTHWEST CORNER OF LOT NO. 4 TO A POINT 141.00 FEET NORTH 89°56' EAST FROM THE SOUTHWEST CORNER OF LOT NO. 4 AND THE SOUTH LINE OF SAID EASEMENT, CONTINUING ANOTHER 40.00 FEET ALONG THE SAME BEARING OF NORTH 89° 56' EAST TO A POINT SOUTH 0°08'13" EAST 30 FEET FROM THE SOUTHEAST CORNER OF LOT 4. THE NORTH BOUNDARY OF SAID EASEMENT IS THE SOUTH BOUNDARY OF LOT 4, THE BOUNDARY OF SAID EASEMENT IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2090.44 FEET NORTH AND 1168.88 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND CONTINUING THENCE NORTH 89°56' EAST 141.00 FEET TO THE POINT OF BEGINNING TO A 20.0 FEET RADIUS CURVE TO THE LEFT (LC BEARS NORTH 44°53'54" EAST 28.27 FEET); THENCE 31.40 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT TO THE POINT OF TANGENCY; THENCE NORTH 89°56' EAST 20.00 FEET; THENCE SOUTH 0° 08'13" WEST 30.00 FEET; THENCE SOUTH 89°56' WEST 181.00 FEET TO THE POINT OF BEGINNING.