

File No: 255011SL
Mail Tax Notices To:
Grantee
3031 S 8400 W
Magna, UT 84044

14369845 B: 11563 P: 610 Total Pages: 2
04/11/2025 11:47 AM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ADVANCED TITLE
6707 S 1300 E STE 100 SALT LAKE CITY, UT 841212718

W A R R A N T Y D E E D

Bob Nellis

GRANTOR

of Salt Lake County, State of Utah, hereby conveys and Warrants to
Angela Marie Williams, unmarried woman

GRANTEE

for the sum of Ten and no/00 -----DOLLARS
and other good and valuable consideration the following described tract of land in Salt Lake
County, State of Utah:

“See attached Exhibit A”

Tax Parcel I.D. Number(s): 14-29-252-012

Subject to all covenants, conditions and restrictions, easements, and right of ways of
record.

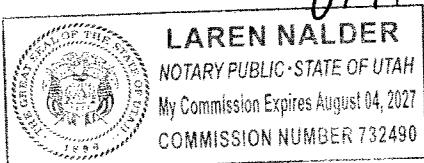
WITNESS the hand of said Grantor, this 4th day of April, 2025.


Bob Nellis

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On the 4th day April, 2025, personally appeared before me Bob Nellis, the signer of the
within instrument, who duly acknowledged to me that he executed the same.

My Commission Expires:


Notary Public
Residing in: Salt Lake County

“Exhibit A”

COMMENCING 2 RODS EAST AND 433,71 FEET NORTH FROM THE CENTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 34.57 FEET; THENCE EAST 152.0 FEET; THENCE SOUTH 34.57 FEET; THENCE WEST 152.0 FEET TO THE PLACE OF BEGINNING, WITH THE FOLLOWING RESERVATIONS: GRANTORS RESERVE AN EASEMENT, THE RIGHT TO USE THE DRIVEWAY WHICH IS SITUATE ON THE NORTH BOUNDARY OF GRANTORS' PROPERTY, AND THE SOUTH PORTION OF GRANTEE'S PROPERTY DESCRIBED AS FOLLOWS:

COMMENCING 2 RODS EAST AND 433.71 FEET NORTH FROM THE CENTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE 4 FEET SOUTH; THENCE 82 FEET EAST; THENCE, NORTH 8 FEET; THENCE WEST 82 FEET; THENCE SOUTH 4 FEET TO THE PLACE OF BEGINNING.

SAID DRIVEWAY BEING 8 FEET WIDE AND 82 FEET LONG, WITH 4 FEET OF SAID DRIVEWAY BEING ON GRANTORS' PROPERTY AND 4 FEET BEING ON GRANTEE'S PROPERTY.

GRANTORS CONVEY HEREWITH AN EASEMENT TO THE GRANTEE'S TO USE SAID DRIVEWAY DESCRIBED ABOVE.