

Mail Recorded Deed & Tax Notice To:
Gregory L. Hemming and John H. Rosasco
2294 Augusta Drive
Evergreen, CO 80439

14402132 B: 11581 P: 4330 Total Pages: 3
06/26/2025 08:52 AM By: EMehanovic 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

COTTONWOOD

QUITCLAIM DEED

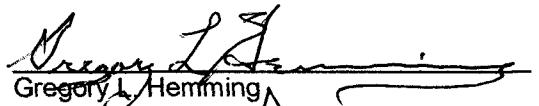
Gregory L. Hemming and John H. Rosasco,
GRANTOR(S), of Evergreen, State of Colorado, hereby quitclaims to
Gregory L. Hemming and John H. Rosasco, as tenants in common,
GRANTEE(S), of Evergreen, State of Colorado

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 and made part hereof

TAX ID NO.: 21-01-355-010 (for reference purposes only)

Dated this 16th day of June, 2025.



Gregory L. Hemming



John H. Rosasco

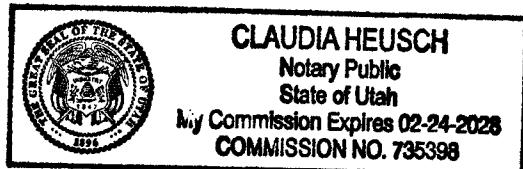
STATE OF Utah

COUNTY OF Wasatch

On this 23rd day of June, 2025, before me, personally appeared Gregory L. Hemming, who 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.

Claudia Heusch

Notary Public



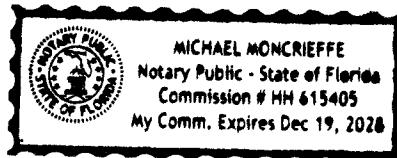
exp 2-24-2028

STATE OF Florida

COUNTY OF Palm Beach

On this 16th day of June, 2025, before me, personally appeared JOHN HUMBERT ROSASCO, who 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



exp 12-19-2028

Comm# HH 615405

EXHIBIT A

A parcel of land being part of an existing parcel described in a Special Warranty Deed recorded April 20, 1993 as Entry No. 5481193 in Book 6642 at Page 2241 in the Office of the Salt Lake County Recorder and including additional land:

Beginning on the westerly line of Riverside Drive, said point being North 643.74 feet and West 1442.83 feet from the South Quarter of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence N.86°45'00"W. 476.05 feet to the easterly bank of the Jordan River; thence along said easterly bank the following six (6) courses (1) N.05°53'32"E. 57.34 feet; (2) N.03°33'27"E. 140.41 feet; (3) N.03°49'14"E. 57.66 feet; (4) N.02°43'54"W. 78.91 feet; (5) N.05°43'40"W. 23.08 feet; (6) N.01°30'03"W. 8.64 feet to a chain link fence corner; thence East 396.57 feet along said chain link fence; thence S.10°01'40"W. 141.85 feet; thence S.79°56'35"E. 146.22 feet to the westerly line of Riverside Drive and a point of non-tangency with a 1,554.91 feet radius curve to the right, concave West (Radius point bears N.78°23'55"W.); thence Southerly 44.29 feet along the westerly line of Riverside Drive and the arc of said curve, through a central angle of 01°37'55" (chord bears S.12°25'02"W. 44.29 feet); thence S.13°14'00"W. 188.66 feet along the westerly line of Riverside Drive to the **Point of Beginning**.

Contains 170,208 square feet or 3.907 acres more or less.

BASIS OF BEARING: The Basis of Bearing for this survey is S 89°47'36" E. along the Section line between a Point of Intersection Monument of the curve on 4800 S Street at approximately 300 West and the Witness Corner monument at approximately 4800 South and 300 West, of Section 12, Township 2 South, Range 1 West Salt Lake Base and Meridian