

14422833 B: 11593 P: 2735 Total Pages: 3
08/14/2025 04:12 PM By: Jattermann 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

Mail Recorded Deed & Tax Notice To:
Keri Kraatz
2494 East Murray Holladay Road
Salt Lake City, UT 84117



File No.: 192573-MYM

WARRANTY DEED

Kasey Kraatz,

GRANTOR(S), of Salt Lake City, State of Utah, hereby conveys and warrants to

Keri Kraatz, as her sole and separate property,

GRANTEE(S), of Salt Lake City, State of Utah

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

TAX ID NO.: 22-03-478-072 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 14th day of August, 2025.

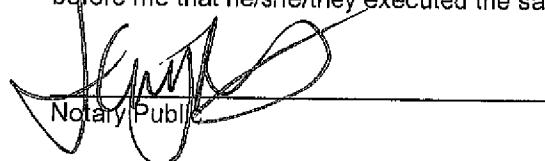


Kasey Kraatz

STATE OF UTAH

COUNTY OF UTAH

On this 14th day of August, 2025, before me, personally appeared Kasey Kraatz, 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



EXHIBIT A
Legal Description

Beginning at a point 77 rods East and North 30°45'00" West 20.5 rods and North 35°46'00" West 8.70 feet and North 65°11'00" East 241.65 feet and North 27°04'00" West 89.67 feet and North 65°00'00" East 20.01 feet and North 27°04'00" West 96.16 feet and North 67°20'18" East 13.41 feet to the point of beginning from the South quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 27°04'00" West 18.69 feet to a point on an old fence line; thence North 65°54'30" East 86.41 feet along said old fence line to a fence corner; thence South 21°58'00" East along said old fence line 20.79 feet; thence South 67°20'18" West 84.69 feet to the point of beginning.

ALSO:

Beginning at a point 77 rods East and North 30°45'00" West 20.5 rods and North 35°46'00" West 8.70 feet and North 65°11'00" East 241.65 feet and North 27°04'00" West 89.67 feet and North 65°00'00" East 20.01 feet to the true point of beginning, from the South quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 27°04'00" West 152.67 feet; thence North 65°00'00" East 13.38 feet; thence South 27°04'00" East 57.06 feet; thence North 67°20'18" East 88.50 feet to the West boundary of the Allyn J. Forsman, etux, property by Warranty Deed as Entry No. 1658057 in Book 1620 at Page 561 of the Salt Lake County Records; thence South 22°45'00" East 92.00 feet along the West boundary of said property; thence South 65°00'00" West 94.75 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Quit Claim Deed recorded June 6, 1989 as Entry No. 4784514 in Book 6133 at Page 1182, and more particularly described as follows:

Beginning at a point 77 rods East and North 30°45'00" West 20.50 rods and North 35°46'00" West 8.70 feet and North 65°11'00" East 241.65 feet and North 27°04'00" West 89.67 feet and North 65°00'00" East 25.01 feet to the true point of beginning from the South quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 27°04'00" West 18.74 feet; thence North 63°18'06" East 86.52 feet to an old fence line; thence South 21°58'00" East 21.31 feet along said old fence line; thence South 65°00'00" West 84.68 feet to the point of beginning.

TOGETHER WITH a right of way as described in that certain Warranty Deed recorded March 20, 1979 as Entry No. 3252300 in Book 4830 at Page 1427, and more particularly described as follows:

Commencing at a point located 77.00 rods East; and North 30°45'00" West 20.50 rods; and North 35°46'00" West 8.70 feet; and North 65°11'00" East 241.65 feet; and North 27°04'00" West 89.67 feet to the true point of beginning, from the South quarter corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 27°04'00" West 219.94 feet, to the South boundary line of 4800 South Street; thence North 65°00'00" East along said South line 20.01 feet; thence South 27°04'00" East 219.94 feet, more or less, to a point being North 65°00'00" East 20.01 feet from the point of commencement; thence South 65°00'00" West 20.01 feet to the point of commencement.