

When recorded mail to (Tax Mailing Address):  
Grantee  
3374 South Pioneer Street  
Millcreek, UT 84109  
MTC File No. 352982

14446258 B: 11606 P: 8132 Total Pages: 2  
10/07/2025 08:13 AM By: srigby Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: MERIDIAN TITLE COMPANY  
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

## **WARRANTY DEED**

Marcus Lobendahn, GRANTOR, for good and valuable consideration, hereby CONVEYS and WARRANTS to

Marcus Lobendahn and Kristine R. Lobendahn, as joint tenants

as GRANTEES, the following real property located in Salt Lake County, State of Utah, described as:

Lot 2, Anderson Acres Subdivision, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Together with a right of way over the South 24.25 feet of Lot 1 Anderson Acres Subdivision, for access to Lot 2, Anderson Acres Subdivision.

Together with a utility easement 10 feet in width the center line of which is described as follows:

Beginning at a point North 0°00'44" East 19.25 feet from the Southeast corner of Lot 1, Anderson Acres Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office; thence West 85 feet; thence South 45° West 18 feet; thence West to rear lot line of said Lot 1.

The purpose of this document is to provide a utility easement across Lot 1 for the use and benefit of Lot 2 of said subdivision as disclosed by Quit Claim Deed for Easement recorded June 25, 2008, as Entry No. 10463498, in Book 9620, at Page 8416, of Official Records.

Tax Parcel No. 16-27-452-064

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]*



*10/2*  
In witness whereof, Grantor(s) has/have executed this instrument this 2 day of  
September, 2025.

Marcus Lobendahn

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 2 day of ~~September~~  
2025 by Marcus Lobendahn.

## NOTARY PUBLIC

