

14453533 B: 11611 P: 114 Total Pages: 3  
10/22/2025 02:01 PM By: csummers 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:  
Stanton Place, LLC, a Utah limited liability company  
c/o Michael Fairbanks  
83 S. 900 E.  
Lindon, UT 84042



File No.: 192785-MAP

## WARRANTY DEED

Michael L. Fairbanks,

**GRANTOR(S)**, of Lindon, State of Utah, hereby conveys and warrants to

Stanton Place LLC, a Utah limited liability company,

**GRANTEE(S)**, of Lindon, 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.:** 16-06-451-006 (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]*

**COURTESY RECORDING ONLY**  
Cottonwood Title disclaims any  
liability as to the condition of title  
and as to the content, validity,  
or effects of this document.

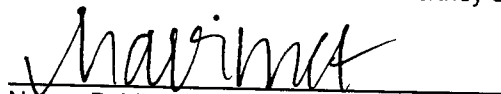
Dated this 10/22/25.

  
Michael L. Fairbanks

STATE OF UTAH

COUNTY OF ~~UTAH~~ Washington

On this 10/22/25, before me, personally appeared Michael L. Fairbanks, 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**

PROPOSED STANTON PLACE TOWNHOMES SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 29, 2003 AS ENTRY NO. 8632101 IN BOOK 8787 AT PAGE 8621 AT THE OFFICE OF THE SALT LAKE COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 89°57'40" EAST 162.00 FEET FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 22, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 89°57'40" EAST 102.66 FEET; THENCE SOUTH 00°02'13" EAST 67.03 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STANTON AVENUE; THENCE SOUTH 89°57'40" WEST 102.66 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 00°02'13" WEST 67.03 FEET TO THE POINT OF BEGINNING.