

Entry #: 585921

03/01/2023 02:09 PM WARRANTY DEED

Page: 1 of 3

FEE: \$40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY

Jerry Houghton, Tooele County, Recorder

Mail Recorded Deed & Tax Notice To:
THS Freedom Properties LLC, a Utah limited liability company
1123 N. Fairfield Rd #1431
Layton, UT 84041



COTTONWOOD
TITLE

File No.: 162373-DWP

WARRANTY DEED

Bonnie Moore

GRANTOR(S) of Wendover, State of Utah, hereby Conveys and Warrants to

THS Freedom Properties LLC, a Utah limited liability company

GRANTEE(S) of Layton, 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 **Tooele County**, State of Utah:

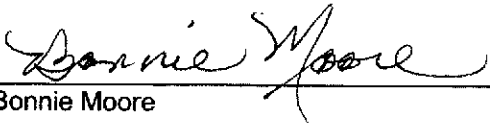
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 01-269-0-0025 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 28th day of February, 2023.


Bonnie Moore

STATE OF UTAH

COUNTY OF DAVIS

On this 28th day of February, 2023, before me, personally appeared Bonnie Moore, 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

PART OF SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°22'01" WEST ALONG THE SECTION LINE 1085.44 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 00°37'59" WEST 495.07 FEET TO THE SOUTH LINE OF MOUNTAIN RIDGE BOULEVARD; THENCE NORTH 88°44'02" WEST 240.01 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF MOUNTAIN RIDGE SUBDIVISION; THENCE NORTH 00°37'59" EAST 492.42 FEET ALONG SAID EAST LINE TO THE SECTION LINE; THENCE SOUTH 89°22'01" EAST 240.00 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.