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Mary Ann Trussell, Summit County Utah Recorder

12/23/2013 03:21:17 PM Fee \$14.00

By COALITION TITLE AGENCY, INC.

Electronically Recorded

**WHEN RECORDED RETURN TO:**

**Name:** Grantee

**Address:** P. O. Box 4272

Park City, UT 84060

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## **WARRANTY DEED**

(Individual Form)

ALEXANDER B. COHEN, **GRANTOR** of Summit County, State of Utah, hereby CONVEY(S) AND WARRANT(S) to

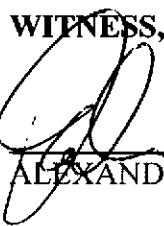
ALEXANDER B. COHEN, and ELIZABETH G. COHEN, husband and wife as joint tenants,

**GRANTEE** of Summit County, State of Utah for the sum of Ten dollars and other good and valuable consideration, the following tract(s) of land in Summit County, State of Utah described as follows:

See "Exhibit A" attached hereto

Subject to easements, restrictions and rights of way currently of record and general property taxes for the year 2013 and thereafter,

**WITNESS**, the hand of said grantor this 19 day of December, 2013.

  
ALEXANDER B. COHEN

12/19/13

**STATE OF** Utah

)

) ss.

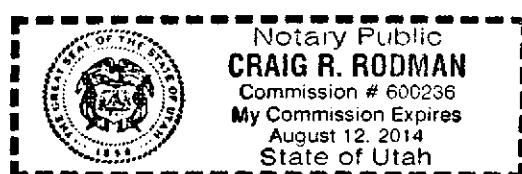
**COUNTY OF** Summit

)

The foregoing instrument was acknowledged before me this 19 day of December, 2013, by ALEXANDER B. COHEN.

My commission expires August 12, 2014. Witness my hand and official seal.

  
Notary Public Craig R. Rodman



**File Number:** 22033

Coalition Title Agency, Inc.

Warranty Deed - (Individual)

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Exhibit A  
LEGAL DESCRIPTION

File Number: 22033

(PARCEL 1)

A PARCEL OF LAND ON THE EAST SIDE OF DALY AVENUE IN THE WASHINGTON MILLSITE RESERVATION, PREVIOUSLY DESCRIBED AS THE 29<sup>TH</sup> HOUSE ON THE EAST SIDE OF EMPIRE CANYON, PARK CITY, SAID PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°57'00" WEST ALONG THE NORTH BOUNDARY OF THE WASHINGTON MILLSITE RESERVATION 86.12 FEET, AND SOUTH 18°57'58" WEST 84.886 FEET FROM THE NORTHEAST CORNER OF SAID WASHINGTON MILLSITE RESERVATION, SAID POINT ALSO BEING SOUTH 1400.04 FEET AND WEST 1053.30 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: SOUTHEAST CORNER, SECTION 16 TO EAST QUARTER CORNER, SECTION 16, IN NORTH); AND RUNNING THENCE NORTH 70°46'21" WEST 52.45 FEET; THENCE NORTH 66°02'02" WEST 21.80 FEET TO THE EAST LINE OF DALY AVENUE; THENCE NORTH 18°57'58" EAST ALONG SAID EAST LINE 27.80 FEET; THENCE SOUTH 71°02'02" EAST 28.00 FEET; THENCE NORTH 18°57'58" EAST 5.00 FEET; THENCE SOUTH 71°02'02" EAST 46.166 FEET; THENCE SOUTH 18°57'58" WEST 34.939 FEET TO THE POINT OF BEGINNING.

(Tax Serial No. PC-627-A)

(PARCEL 2)

WASHINGTON MILL SITE LOT 80B COMMENCING SOUTH 36°27' WEST 1620 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING SAME AS SOUTHEAST CORNER SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST; SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 18° WEST 641 FEET, NORTH 72° WEST 300 FEET THENCE NORTH 18° EAST 543.5 FEET; THENCE NORTH 89°57' EAST 315.4 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPTING THE FOLLOWING:

(PC-631 IN BOOK 1618 AT PAGE 601) (PC-633 IN BOOK 388 AT PAGE 386) (PC-630-F IN BOOK 1644 AT PAGE 507) (PC-630-I IN BOOK 1163 AT PAGE 253) (PC-643 IN BOOK 561 AT PAGE 70) (PC-636 IN BOOK 1377, AT PAGE 22) (PC-632 IN BOOK 1294 AT PAGE 305) (PC-631-A IN BOOK 1529 AT PAGE 1183) (PC-627 IN BOOK 1293 AT PAGE 1480) (PC-627-A IN BOOK 1593 AT PAGE 1023) (PC-630-G IN BOOK 1438 AT PAGE 1210) WASHINGTON MILL SUBDIVISION, 325 DALY SUBDIVISION, THE CANYON SUBDIVISION, AND 255 DALY AVENUE SUBDIVISION.

(Tax Serial No. PC-630-MS)