

ORDER NO. 164682/SL2

WHEN RECORDED MAIL DOCUMENT  
AND TAX NOTICE TO:  
WFH LLC, A UTAH LIMITED LIABILITY COMPANY  
2755 EAST COTTONWOOD PARKWAY #450  
SALT LAKE CITY, UT. 84121

13308506  
6/25/2020 9:04:00 AM \$40.00  
Book - 10967 Pg - 4036-4037  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
AMERICAN SECURE TITLE SL  
BY: eCASH, DEPUTY - EF 2 P.

**RESPA**

## **WARRANTY DEED**

**ALLEN A. CHRISTENSEN AND JENNY L. CHRISTENSEN, HUSBAND AND WIFE**

Grantor,

of SALT LAKE CITY, County of SALT LAKE, State of UTAH  
hereby CONVEY and WARRANT to

**WFH LLC, A UTAH LIMITED LIABILITY COMPANY**

Grantee,

of SALT LAKE CITY, County of SALT LAKE, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE county, State of UT, to-wit

**PARCEL 1:**

Beginning 131.37 feet North and 800.22 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian, said point also being North 1°32'20" East along the center line of Highland Drive 487.15 feet and North 89°18'50" West along the Northerly boundary of Bay Subdivision 328.96 feet from the County Survey Monument in the intersection of the center lines of Walker Lane and Highland Drive, and running thence North 130.10 feet; thence South 89°18'50" East 162.55 feet; thence South 13°50' West 78.33 feet; thence South 53.82 feet; thence North 89°18'50" West 143.82 feet to the point of beginning.

**PARCEL 2:**

Beginning at the Southernmost corner of Lot 3, Bay Subdivision, in the Southeast Quarter of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian, and running thence North 41°41'10" East 138.04 feet along the Easterly line of said Lot 3; thence North 24.06 feet along the East line of said Lot 3; thence South 41°41'10" West 156.59 feet to Baywood Drive; thence Southeasterly on a 220 foot radius curve to the right (the radius point of which is South 37°30'56" West 220 feet) a distance of 16.01 feet to the point of beginning.

TAX PARCEL NO.: 22-09-480-012

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

WITNESS the hand of said grantor, this 24 day of June, 2020.

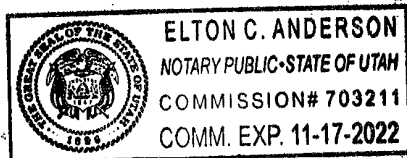
  
ALLEN A. CHRISTENSEN

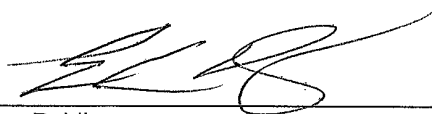
  
JENNY L. CHRISTENSEN

STATE OF UTAH )

§  
COUNTY OF SALT LAKE )

On the 24<sup>th</sup> day of June, 2020, personally appeared before me ALLEN A. CHRISTENSEN and JENNY L. CHRISTENSEN, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



  
\_\_\_\_\_  
Notary Public  
Residing at: SLEW  
My commission expires: 11/17/2020

When Recorded, Mail to:  
Landmark Title Company  
6715 South 1300 East  
Salt Lake City, Utah 84121

#164682

13371899  
8/25/2020 12:20:00 PM \$40.00  
Book - 11005 Pg - 4023-4024  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
AMERICAN SECURE TITLE SL  
BY: eCASH, DEPUTY - EF 2 P.

## AFFIDAVIT

COMES NOW Elton Anderson, who, after first being duly sworn, hereby represents as follows:

1. I am of legal age, familiar with the subject matter of this Affidavit and competent in all respects to make the representations set forth herein.
2. I am a licensed Escrow Officer in the State of Utah and I have reviewed the legal description set forth in the following document (the "Document")

Warranty deed dated the 24<sup>th</sup> day of June, 2020 and recorded June 25, 2020 as Entry #13308506 in Book 10967 at Page 4036-4037 of the Official Records of the Salt Lake County Recorder.

3. At the time of recording the legal description had a typographical error

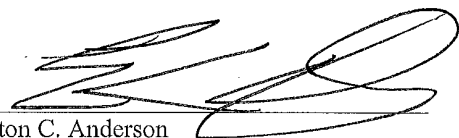
See corrected Attached Exhibit "A"  
Legal Description

Tax Parcel No. For Reference Purposes Only: 22-09-480-012

4. This Affidavit is given pursuant to UCA 57-3-106(9) which states, "Minor typographical or clerical errors in a document of record may be corrected by the recording of an affidavit or other appropriate instrument."
5. This Affidavit is given to correct the legal description in that certain Warranty Deed recorded as Entry #13308506 and to become part of the Document described herein and to clarify the record title to certain real property located at:


1919 EAST BAYWOOD DRIVE SALT LAKE CITY, UT 84117

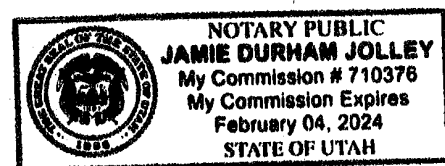
Dated this 25<sup>th</sup> day of August 2020

  
Elton C. Anderson

STATE OF UTAH                    )  
  )ss  
COUNTY OF SALT LAKE        )

On the 25<sup>th</sup> day of August, 2020, personally appeared before me Elton C. Anderson, who duly acknowledged to me that she executed the foregoing document.

  
NOTARY PUBLIC  
Commission Expires: 2-4-24  
Residing: SL County, UT



## EXHIBIT "A"

### Tax Parcel 1:

#### Parcel 1:

Beginning 131.37 feet North and 800.22 feet East of the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian, said point also being North  $1^{\circ}32'20''$  East along the center line of Highland Drive 487.15 feet and North  $89^{\circ}18'50''$  West along the Northerly Boundary of Bay Subdivision 328.96 feet from the a County Survey Monument in the intersection of the center lines of Walker Lane and Highland Drive, and running thence North 130.10 feet; thence South  $89^{\circ}18'50''$  East 162.55 feet; thence South  $13^{\circ}50'$  West 78.33 feet; thence South 53.82 feet; thence North  $89^{\circ}18'50''$  West 143.82 feet to the point of beginning.

#### Parcel 2:

Beginning at the Southernmost corner of Lot 3, Bay Subdivision, in the Southeast Quarter of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian, and running thence North  $41^{\circ}41'10''$  East 138.04 feet along the Easterly line of said Lot 3; thence North 24.06 feet along the East line of said Lot 3; thence South  $41^{\circ}41'10''$  West 156.59 feet to Baywood Drive; thence Southeasterly on a 220 foot radius curve to the right (the radius point of which is South  $37^{\circ}30'56''$  West 220 feet) a distance of 16.01 feet to the point of beginning.

### Tax Parcel 2:

Beginning at a point North 131.37 feet and 800.22 feet East and South  $89^{\circ}18'50''$  East 143.82 feet from the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 9, Township 2 South, Range 1 East, Salt Lake Meridian; thence North 53.82 feet North  $13^{\circ}50'$  East 78.33 feet; thence South  $89^{\circ}18'50''$  East 135.97 feet; thence South  $01^{\circ}33'$  West 130.12 feet; thence North  $89^{\circ}18'50''$  West 152.14 feet to the beginning.