



13782800  
9/24/2021 3:55:00 PM \$40.00  
Book - 11244 Pg - 4993-4994  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
REAL ADVANTAGE TITLE INS AGCY  
BY: eCASH, DEPUTY - EF 2 P.

After Recording Return To:  
Mail Tax Notices To:  
Diego Monroy  
13050 South 1300 East  
Draper, UT 84020

File Number: 21-8315-MG  
Parcel ID: 28-32-426-036

## Warranty Deed

Know All Men By These Presents that, **Charles Ahue, III**, (henceforth referred to as "Grantor") of **Draper, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Diego Monroy, a Married Man**, (henceforth referred to as "Grantee") of **463 Caroline Day Cove, Draper, UT 84020**, with **WARRANTY**

### COVENANTS:

Beginning at a point which is South 00°7'18" East, 323.99 feet and South 89°52'42" West, 244.17 feet from the East Quarter Corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 324.98 feet; thence North 89°53'09" West 154.89 feet; thence 00°07'18" East, 165.80 feet; thence South 89°52'42" East, 42.89 feet; thence North 159.20 feet; thence South 89°52'42" East, 111.65 feet to the point of beginning.

Together with and subject to a right of way for purposes of ingress and egress over and across the following described tract of land;

Beginning at a point 325.02 feet South from the East Quarter corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 511.06 feet; thence South 25.00 feet; thence East 511.06 feet; thence North 25.00 feet to the point of beginning.

Tax ID No: 28-32-426-036

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

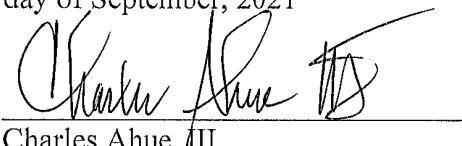
### WARRANTY DEED

File No.: 21-8315-MG

Page 1 of 3

Ent 13782800 BK 11244 PG 4993

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 23 day of September, 2021

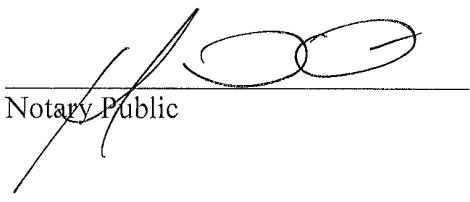


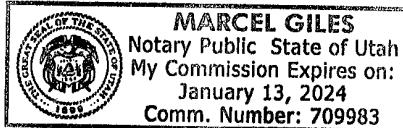
Charles Ahue, III

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 23 day of September, 2021, before me MARCEL GILES, a notary public, personally appeared Charles Ahue, III proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

  
Notary Public





13937626 B: 11331 P: 3198 Total Pages: 2  
04/21/2022 04:33 PM By: asteffensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC  
1792 BONANZA DR STE C100 PARK CITY, UT 840607526

After Recording Return To:

Mail Tax Notices To:

Diego Monroy  
13050 South 1300 East  
Draper, UT 84020

File Number: 21-8315-MG  
Parcel ID: 28-32-426-036

## Corrective Warranty Deed

Know All Men By These Presents that, **Charles Ahue III**, (henceforth referred to as "Grantor") of **Draper, UT**, for the sum of Ten Dollars (\$10.00) and Other Good and Valuable Consideration paid, grant to **Diego Monroy, a Married Man**, (henceforth referred to as "Grantee") of **463 Caroline Day Cove, Draper, UT 84020**, with **WARRANTY**

### COVENANTS:

Beginning at a point which is South 00°7'18" East, 323.99 feet and South 89°52'42" West, 244.17 feet from the East Quarter Corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 324.98 feet; thence North 89°53'09" West 154.89 feet; thence North 00°07'18" East, 165.80 feet; thence South 89°52'42" East, 42.89 feet; thence North 159.20 feet; thence South 89°52'42" East, 111.65 feet to the point of beginning.

Together with and subject to a right of way for purposes of ingress and egress over and across the following described tract of land;

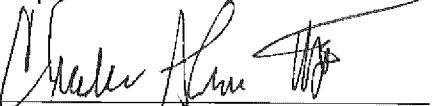
Beginning at a point 325.02 feet South from the East Quarter corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 511.06 feet; thence South 25.00 feet; thence East 511.06 feet; thence North 25.00 feet to the point of beginning.

Tax ID No: 28-32-426-036

### WARRANTY DEED

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

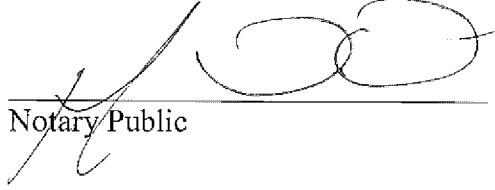
In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 21 day of April, 2022.

  
Charles Ahue III

STATE OF UTAH  
COUNTY OF SALT LAKE

On this 21 day of April, 2022, before me MARCEL GILES, a notary public, personally appeared Charles Ahue III, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal

  
Notary Public

