



**Kevin Jacobs**  
Salt Lake County Assessor

**Chris Stavros**  
Chief Deputy Assessor

April 22, 2019

The Salt Lake County Council  
Attn: Richard Snelgrove  
2001 South State Street N2-200  
Salt Lake City, UT 84190-1010

Re: 2017 taxes  
Parcel No: 27-34-401-013 PS 101  
Name: Utah Department of Transportation

Honorable Council Chair Richard Snelgrove,

We recommend that you reduce the 2017 taxes from \$2,797.42 to \$-0- on the above referenced parcel.

The Department of Transportation acquired 1.43 acres of this parcel January 23, 2017 and this portion should have been exempt from this date forward.

If you agree with this recommendation, please notify the Salt Lake County Treasurer's office to abate (refund, if paid) property taxes as indicated plus penalty and interest.

Respectfully,

Kevin Jacobs  
Salt Lake County Assessor  
Chris Stavros  
Chief Deputy Assessor

DC/kh  
enclosures

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right of Way, Fourth Floor  
Box 148420  
Salt Lake City, Utah 84114-8420

12460209  
1/24/2017 11:17:00 AM \$12.00  
Book - 10523 Pg - 1248-1249  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE  
BY: eCASH, DEPUTY - EF 2 P.

## Warranty Deed (Individual)

Salt Lake County      Tax ID No.    27-34-401-013  
   PIN No.        11203  
   Project No.    S-0068(95)41  
   Parcel No.     0068:194

FIRST AMERICAN TITLE  
CV# 051-588410

Debra M. Mascaro and Lamond K. Nokes, Joint Tenants, Grantor(s),  
of Riverton, County of Salt Lake, State of Utah,  
hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION,  
at 4501 South 2700 West, Salt Lake City, Utah 84114, Grantee,  
for the sum of TEN (\$10.00) Dollars,  
and other good and valuable considerations, the following described parcel of land in  
Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing Redwood Road (SR-68) known as Project No. S-0068(95)41, being part of an entire tract of property situate in the NW1/4SE1/4 of Section 34, T.3S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the northwest corner of said entire tract in the north-south quarter section line of said section 34 which corner is 148.50 feet South along said quarter section line from the Northwest Corner of the Southeast Quarter of said Section 34, said corner is also approximately 34.00 feet perpendicularly distant westerly from the Redwood Road (SR-68) Control Line opposite engineer station 61+58.85; and running thence East 101.00 feet along the northerly boundary line of said entire tract to a line parallel with and 67.00 feet perpendicularly distant easterly from said control line; thence South 74.25 feet along said parallel line to a point in the southerly boundary line of said entire tract; thence West 101.00 feet along said southerly boundary line to the southwest corner of said entire tract to a point in said quarter section line; thence North 74.25 feet along said quarter section line to the point of beginning as shown on the official map of said project

Continued on Page 2  
INDIVIDUAL RW-01 (11-01-03)

PIN No. 11203  
Project No. S-0068(95)41  
Parcel No. 0068:194

on file in the office of the Utah Department of Transportation. The above described parcel of land contains 7,499 square feet or 0.172 acre in area, of which 2,450 square feet or 0.056 acre, more or less is now occupied by the existing Redwood Road right of way. Balance is 5,049 square feet or 0.116 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°12'50" clockwise to obtain highway bearings.)

WITNESS, the hand of said Grantor, this 23 day of January, A.D. 2017.  
Signed in the presence of:

STATE OF Utah  
COUNTY OF Sweetwater ) ss.

Debra M. Mascaro  
Debra M. Mascaro  
Lamond K. Nokes  
Lamond K. Nokes

On the date first above written personally appeared before me,  
Debra M. Mascaro and Lamond K. Nokes, Joint Tenants, the signer(s) of the  
within and foregoing instrument, who duly acknowledged to me that they executed the same.

Victoria Lopez  
Notary Public



VTDI 27-34-401-028-0000 DIST 42 TOTAL ACRES 1.43  
UTAH DEPARTMENT OF TAX CLASS UPDATE REAL ESTATE  
TRANSPORTATION OE LEGAL BUILDINGS  
% ROW 4TH FLOOR PRINT U TOTAL VALUE

PO BOX 148420 NO:  
SALT LAKE CITY UT 84114842020 EDIT 1 FACTOR BYPASS  
LOC: 13027 S REDWOOD RD EDIT 0 BOOK 10523 PAGE 1248 DATE 03/03/2017  
SUB: SEC 34 TWSHP 3S RNG 1W TYPE SECT PLAT

**04/22/2019** PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY  
BEG S 148.5 FT & E 101 FT FR CTR SEC 34, T3S, R1W, SLM; E  
485.58 FT; S 144.37 FT; W 334.08 FT; NW<sup>1</sup>LY ALG 230.5 FT  
RADIUS CURVE TO L, 48.72 FT (CHD N 70°46'35" W); N 54.11 FT;  
W 105.57 FT; N 74.25 FT TO BEG. 1.430 AC. 5122-237 5805-2445  
6415-1134 7586-2011 9160-361 9162-2705 9371-639 9445-3719  
9449-249 9803-5017 9822-7722 10523-1250

PFKEYS: 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=VTBK 11=RXPN 12=PREV

Treasurer of Salt Lake County, Utah  
Statement of Delinquent Taxes Due

UTAH DEPARTMENT OF  
TRANSPORTATION  
%ROW 4TH FLOOR  
PO BOX 148420  
SALT LAKE CITY UT 84114-8420-20

*10-10-18  
Please see  
attached HUD statement.  
UDOT acquired this property  
on 1-18-17 <sup>the seller</sup> paid a prorated  
amount of \$266.00.  
The remaining  
amount needs to  
be removed due to  
UDOT's tax  
exempt  
status  
Thank  
you*

Yr./Parcel # 17/27-34-401-013-0000-101  
Type 202 GENERAL PROPERTY

Property Location: 13027 S REDWOOD RD

Delinquent taxes due:

Payoff Date: October 13, 2018

YR TD	Taxes	Penalty	District Pen/Int/Fee	Rate	Interest Period	Interest	Subtotal
17 42	2,797.42	69.94		.0725	010118-101218	162.32	3,029.68
TOTAL DUE							3,029.68

Make checks payable to: SALT LAKE COUNTY TREASURER  
PO BOX 144575  
Salt Lake City, UT 84114-4575

Be sure to indicate parcel number(s) on check(s). Please return this notice or a copy of this notice with your payment.

A Redemption Certificate will not be issued until all taxes, penalties, interest, and costs have been paid in full. A parcel having a delinquent tax outstanding for more than five years may be certified for TAX SALE. Properties certified for Tax Sale are charged an Administrative Fee and accrue additional interest through the day of the Tax Sale. Properties may be redeemed by paying the total amount due at any time prior to actual sale for delinquent taxes. All redemptions are accepted as paid by or on behalf of the owner of record. Another party redeeming property obtains no rights in or to the property by virtue of making the payment.

Total due is good only through the interest date shown. Interest accrues daily on the unpaid balances at the rate(s) indicated above.

Payments applied as directed may not be transferred or refunded. Payment by other than cash or certified funds and receipts or redemption certificates based thereon are conditional pending final collection of funds.

**No penalty and**  
**Interest if paid by**  
**October 13, 2018.**

Mail statement to:

B/L 18-445 07/31/2018

Letter # C-29 split

Prepared by: #B Date: 9/13/18

UDOT:  
11203-S-0068(95)41-194



**First American Title Insurance Agency, LLC**

7730 South Union Park Ave, Ste 110 • Midvale, UT 84047

Office Phone:(801)569-3369 Office Fax:(801)569-3870

**Settlement Statement**

Property: 13027 South Redwood Road, Riverton, UT 84065

File No: 051-5828410

Officer: Victoria Lopez/VL

Estimated Settlement Date: 01/18/2017

Disbursement Date:

Print Date: 01/11/2017, 12:36 PM

Buyer: Utah Department of Transportation

Address:

Seller:

Debra M. Mascaro; Lamond K. Nokes

Address:

13027 South Redwood Road, Riverton, UT 84065

Buyer Charge	Buyer Credit	Charge Description	Seller Charge	Seller Credit
		<b>Consideration:</b>		
360,000.00		Total Consideration		360,000.00
		<b>Adjustments:</b>		
		1% Key Deposit	3,600.00	
		<b>Payoff Loan(s):</b>		
		Lender: Bank of America		
		Payoff to 2/10/2017 - Bank of America	104,107.37	
		<b>Title/Escrow Charges to:</b>		
8.00		e-Recording Fee - B to		
320.00		Escrow Fees to First American Title Insurance Agency, LLC		
100.00		Doc Prep Fee to First American Title Insurance Agency, LLC		
20.00		Incoming Wire Fee to First American Title Insurance Agency, LLC		
40.00		Outgoing Wire Fee to First American Title Insurance Agency, LLC		
90.00		Payoff Processing Fee to First American Title Insurance Agency, LLC		
1,716.00		Standard Owner's Policy to First American Title Insurance Agency, LLC		
		<b>Disbursements Paid:</b>		
		Partial Pymt 01/01/17 to 2/01/17 to Salt Lake County Treasurer	266.09	
	362,294.00	Cash (X From) ( To) Buyer		
		Cash (X To) ( From) Seller	252,026.54	
362,294.00	362,294.00	<b>Totals</b>	360,000.00	360,000.00

Our wire instructions do not change. If you receive an email or other communication that appears to be from us and contains revised wiring instructions, you should consider it suspect and you must call our office at an independently verified phone number. Do not inquire with the sender.

BUYER(S):

SELLER(S):

Utah Department of Transportation

Debra M. Mascaro

By: Richard H. Connel  
Name: Authorized Signer  
Title: UDOT B/W

Lamond K. Nokes

Initials: \_\_\_\_\_

2017 27-34-401-013-0000  
MASCARO, DEBRA M &  
NOKES, LAMOND K; JT  
2808 W 3775 S  
WEST HAVEN UT

844018432

2017 27-34-401-013-0000  
ID NUMBER: 0000  
DISTRICT: 42  
B OF E:  
AMEND NOTICE:  
TAX CLASS 1:  
TAX CLASS 2:  
TAX CLASS 3:  
TAX SALE:  
ATT GARB: N  
ATT PERS PROP: N  
MTG HDR: 0000  
BANKRUPT YR:  
APPENDIX YR:

T A X C A L C U L A T I O N S

LAND:	251,390		+	RETURNED CHECK:	0.00
+ BUILDINGS:	67,200		=	TOTAL CHARGES:	2,972.63
- FULL MARKET VAL:	318,590		-	TAX RELIEF:	0.00
- GREENBLT REDUCT:	0		-	PREPAYMENTS:	155.06
- EXEMPT REDUCTION:	0		=	TOTAL TAXES DUE:	2,817.57
- STATUTE REDUCT:	0		-	COLLECTIONS:	0.00
- RESIDENT EXEMPT:	113,666		=	BALANCE DUE:	2,817.57
= TAXABLE VALUE:	204,924				
- VETERAN EXEMPT:	0			PENALTY AMOUNT:	0.00
- BLIND EXEMPT:	0			RET CK FEE PD:	0.00
= RESIDUAL VALUE:	204,924				
* TAX RATE:	.0145060			REFUND CHECK AMT:	
= COMPUTED TAXES:	2,972.63				

RELIEF	
VETERAN:	0.00
BLIND:	0.00
LOC CRC BR:	0.00
ST CRC BR:	0.00
INDIGENT:	0.00
DISABL:	0.00
HARDSHIP:	0.00
BOARD LTR:	0.00
C/B BRD LTR:	0.00

COLLECTIONS	
PREPAY:	155.06
PAYMENT:	0.00
REC/TRN:	879 / 440
REC DATE:	09/28/2017
MACH/RUN:	65 / 1
PAID PROTEST:	N

-----> END OF PARCEL: 27-34-401-013-0000 <----- END OF PARCEL  
\*\*\*\*\* DEAD-FILED FOR 2018 \*\*\*\*\*

Parcel: 27-34-401-013-0000

Original Serial:

Entered	Book	Page	Rec Date	Unasd
03/04/1992	6415	1134	02/26/1992	N

Entered	Book	Page	Rec Date	Unasd
03/03/2017	10523	1250	01/24/2017	N

Created from: (1-2 of 2)

27-34-401-004-0000  
27-34-401-006-0000

Divided into: (1-2 of 2)

27-34-401-028-0000  
27-34-401-029-0000

F4: RXPN                                  Position cursor and F5: Jump to parcel  
 F2: Summaries      F3: Remarks      F7: PgUp      F8: PgDn      ShftF7: PgUp      ShftF8: PgDn