



**Chris Stavros**  
Salt Lake County Assessor

**Tyler Andrus**  
Chief Deputy Assessor

March 27, 2024

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

Re: Real Property Tax  
Parcel No: 33-04-253-011  
Name: Davis, Jonathan Q: JT Davis, Lauri: JT

Honorable Council Chair Laurie Stringham,

The above named parcel was acquired by UDOT on April 17, 2023 by means of two warranty deeds recorded on May 9th, 2024. Warranty Deed Entry # 14103577 took 0.020 acres of land from this parcel. Warranty Deed Entry # 14103576 took the remaining 0.235 ac as well as the improvement. The Assessor's Office completed an In-house appeal for 2023 to take into account the 0.020 acres the second warranty deed took, thus making the land only for this parcel 8% exempt for 2023. The Assessor's Office was not aware of the first warranty deed which took the remaining portion of this parcel in its entirety. Since this parcel was acquired by UDOT entirely on April 17, 2023, this parcel should be 71% exempt for 2023, building and land, not 8% land only exempt.

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,

Chris Stavros  
Salt Lake County Assessor  
Tyler Andrus  
Chief Deputy Assessor

SH/MK

Cc: Salt Lake County Assessor Greenbelt Dept  
Attn: Melissa Kelly

Cc: Salt Lake County Treasurer

Davis, Jonathan Q: JT Davis, Lauri: JT  
5677 W Cottage Rose Circle  
Herriman, UT 84096

## **ASSESSOR'S OFFICE**

Salt Lake County Government Center • 2001 South State Street, Suite N2-600 • Salt Lake City, Utah 84114-7421  
• Telephone (385) 468-8000 • <https://slco.org/assessor> • [assessor@slco.org](mailto:assessor@slco.org)

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

14103576 B: 11418 P: 591 Total Pages: 2  
05/09/2023 02:05 PM By: avice Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: MERIDIAN TITLE COMPANY  
64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

## Warranty Deed

Salt Lake County

MTC #330798  
Tax ID No. 33-04-253-011  
PIN No. 16382  
Project No. S-0154(97)10  
Parcel No. 0154:1150:ST

Jonathon Q Davis and Lauri Davis husband and wife as joint tenants Grantor,  
of Riverton, County of Salt Lake, State of Utah,  
hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF  
TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114,  
for the sum of TEN (\$10.00) Dollars, and other good and valuable  
considerations, the following described tract of land in Salt Lake County, State of  
Utah, to-wit:

A tract of land in fee, being all of the remainder of an entire tract of property  
situate in Lot 11 Meadow Brook Estates #1, Revised Subdivision, according to the  
official plat thereof recorded December 28, 1971 as Entry No. 2429009 in Book KK on  
Page 47, in the office of the Salt Lake County Recorder, a subdivision in the SW1/4  
NE1/4 of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian,  
incident to the construction of State Route 154 known as Project No. S-0154(97)10. The  
boundaries of said tract of land are described as follows:

Beginning at the intersection of the westerly boundary line of said Lot 11 and the  
northerly highway right of way and no-access line of said SR-154, which point is  
9.89 feet N.19°30'00"E. along the westerly boundary line from the southwest corner of  
said Lot 11; and running thence N.19°30'00"E. 105.12 feet along said westerly  
boundary line to the southerly right of way line of 13760 South Street, at the point of  
curvature of a non-tangent curve to the left with a radius of 50.00 feet; thence easterly  
along said curve with an arc length of 40.27 feet, chord bears N.86°25'04"E. 39.19 feet  
to the easterly boundary line of said Lot 11; thence S.38°10'19"E. 139.68 feet along said  
easterly boundary line to the northerly highway right of way and no-access line of said  
Project; thence N.87°02'57"W. 160.75 feet along said highway right of way and no-  
access line to the point of beginning as shown on the official map of said project on file  
in the office of the Utah Department of Transportation.

The above described tract of land contains 10,247 square feet in area or 0.235 acres.

(Note: Rotate above bearings 00°13'49" clockwise to equal Highway bearings).

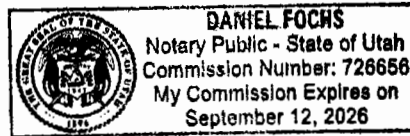
STATE OF Utah )  
 ) ss.  
COUNTY OF Salt Lake )

Jonathon Q Davis  
Jonathon Q Davis

Lauri Davis  
Lauri Davis

On this 17<sup>th</sup> day of April, in the year 2023, before me personally appeared Jonathon Q Davis and Lauri Davis husband and wife as joint tenants, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same.

[Signature]  
Notary Public



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

**Warranty Deed**  
(CONTROLLED ACCESS)  
Salt Lake County

MTC #330798  
Tax ID No. 33-04-253-011  
PIN No. 16382  
Project No. S-0154(97)10  
Parcel No. 0154:1150:A

Jonathon Q Davis and Lauri Davis husband and wife as joint tenants, Grantor, of Riverton, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANT to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, 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 existing State Route 154 known as Project No. S-0154(97)10, being part of an entire tract of property situate in Lot 11 Meadow Brook Estates #1, Revised Subdivision, according to the official plat thereof recorded December 28, 1971 as Entry No. 2429009 in Book KK on Page 47, in the office of the Salt Lake County Recorder, a subdivision in the SW1/4 NE1/4 of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the southwest corner of said Lot 11, being in the existing northerly highway right of way and limited access line of said SR-154; and running thence N.19°30'00"E. 9.89 feet along the westerly boundary line of said Lot 11 to a point 107.05 feet perpendicularly distant northerly from the right of way control line of said SR-154, opposite approximate Engineers Station 1037+35.26; thence S.87°02'57"E. 160.75 feet to the easterly boundary line of said Lot 11 at a point 99.48 feet perpendicularly distant northerly from the right of way control line of said SR-154, opposite approximate Engineers Station 1038+95.82; thence S.38°10'19"E. 1.88 feet along said easterly boundary line to the southeast corner of said Lot 11 and the existing northerly highway right of way and limited access line of said SR-154; thence N.89°51'03"W. 165.00 feet along said existing northerly highway right of way and limited access line of said SR-154 to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 884 square feet in area or 0.020 acre.

(Note: Rotate above bearings 00°13'49" clockwise to equal Highway bearings).

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway.

STATE OF Utah )  
 ) ss.  
COUNTY OF Salt Lake )

Jonathon Q Davis  
Jonathon Q Davis

Lauri Davis  
Lauri Davis

On this 17<sup>th</sup> day of April, in the year 2023, before me personally appeared Jonathon Q Davis and Lauri Davis husband and wife as joint tenants, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same.

[Signature]  
Notary Public

