

WHEN RECORDED, MAIL TO:

Grantee
35 Barratt Avenue
American Fork, UT 84004

CTC 904A

ENT 21367;2001 Pg 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2001 Mar 07 11:01 am FEE 14.00 BY SB
RECORDED FOR CENTURY TITLE

Space Above for Recorder's Use

Warranty Deed

FREDERICK JAMES BURTON, as Trustee of THE FREDERICK JAMES BURTON FAMILY , grantor,
LIVING TRUST executed December 14, 1998
of American Fork , County of Utah , State of Utah,
hereby CONVEY and WARRANT to HARMONY SQUARE, L.L.C.

, grantee,
of American Fork , County of Utah , State of Utah,
for the sum of TEN AND NO/100-----DOLLARS,
and other good and valuable considerations

the following described tract of land in Utah County, State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to non-delinquent property taxes, easements of record and all other matters of record and all other matters enforceable at law or in equity.

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

WITNESS the hand of said grantor , this 2nd day of March , 20 01

Signed in the presence of

FREDERICK JAMES BURTON
Frederick James Burton, Trustee

STATE OF UTAH }
COUNTY OF SALT LAKE } ss.

On the 02 day of March , 20 01, personally appeared before me
FREDERICK JAMES BURTON, as Trustee of THE FREDERICK JAMES BURTON FAMILY LIVING
TRUST executed December 14, 1998 , the signer of the above instrument,
who duly acknowledged to me that he executed the same.

NOTARY PUBLIC
Jeffrey R. Merrill
6985 Union Park Cir. 185
Midvale, Utah 84047
My Commission Expires
May 8, 2002
STATE OF UTAH

Jeffrey R. Merrill
Notary Public

My Commission Expires
05/08/02

Residing at: Midvale, Utah

MT-53182

Property Description

The land referred to is located in Utah County, State of Utah, and is described as follows:

PARCEL 1: Commencing 3.435 chains West of the Southeast corner of Lot 1, Block 20, Plat "A", American Fork City Survey; thence West 1.50 chains; thence North 140 feet; thence East 1.50 chains; thence South 150 feet to the point of beginning.

PARCEL 2: Commencing 3.434 chains West and 2.63 chains North of the Southeast corner of Lot 1, Block 20, Plat "A", American Fork City Survey; thence West 99 feet; thence North 1 rod; thence East 99 feet; thence South 1 rod to the point of beginning.

PARCEL 3: Commencing 226.63 feet West and 140 feet North of the Southeast corner of Block 20, Plat "A", American Fork City Survey; thence West 99 feet; thence North 33.50 feet; thence East 99 feet; thence South 33.50 feet to the point of beginning.

(02:033:0007, 0008, 0009.)