

172837a

WHEN RECORDED MAIL TO:
Lindon Land, LLC
748 W. Heritage Park Boulevard, Suite 203
Layton, Utah 84041

ENT 133918:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 Dec 17 03:21 PM FEE 40.00 BY MA
RECORDED FOR Mountain View Title - Ogden
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

UTAH REAL ESTATE MANAGEMENT CORP., a Utah corporation, with an address of 2605 Washington Boulevard, Ogden, Utah 84401
grantor

hereby,
CONVEYS and WARRANTS against all claiming by, through or under it to

LINDON LAND, LLC, a Utah limited liability company, with an address of 748 West Heritage Park Boulevard, Suite 203, Layton, Utah 84041
grantee

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in Utah County, Utah:

SEE ATTACHED EXHIBIT "A"

Parcel ID Number: 14-069-0292
Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantor, this 16 day of December, 2019

UTAH REAL ESTATE MANAGEMENT CORP., a Utah corporation

By: 
Cari Fullerton, Senior Vice President

NOTARY ACKNOWLEDGMENT

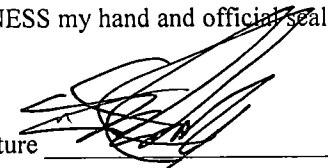
STATE OF UTAH)

COUNTY OF WEBER)

On December 16, 2019 before me, MARK HENDRY a Notary Public, personally appeared CARI FALLBETON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

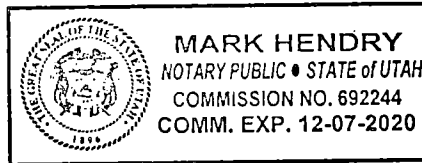


EXHIBIT "A"

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE STREET (U.S. HIGHWAY 89), SAID POINT BEING SOUTH 89°45'04" WEST 1051.50 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 236.07 FEET FROM THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH AND RUNNING; THENCE SOUTH 32°11'12" EAST 188.15 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON A LINE ESTABLISHED BY A BOUNDARY LINE AGREEMENT RECORDED NOVEMBER 28, 2001 AS ENTRY NO. 123899:2001 AND ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE SOUTH 89°38'23" WEST 380.94 FEET ALONG THE LINE ESTABLISHED IN SAID BOUNDARY LINE AGREEMENT TO A FENCE CORNER; THENCE NORTH 33°41'37" EAST 19.45 FEET ALONG A FENCE LINE; THENCE NORTH 39°06'46" EAST 70.06 FEET A LONG SAID FENCE LINE; THENCE NORTH 38°01'36" EAST 51.62 FEET ALONG AND BEYOND SAID FENCE; THENCE SOUTH 87°24'03" EAST 97.81 FEET TO AND ALONG A VINYL FENCE LINE TO A VINYL FENCE CORNER, THENCE NORTH 60°18'26" EAST 110.76 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM, THE LAND CONVEYED TO OSMOND DEVELOPMENT, LLC, IN THAT CERTAIN QUIT-CLAIM DEED RECORDED JULY 31, 2014 AS ENTRY NO. 52954:2014 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING SOUTH 0°11'52" EAST 295.50 FEET ALONG SECTION LINE AND WEST 1148.72 FEET FROM THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 59°56'30" WEST 213.16 FEET; THENCE NORTH 33°41'37" EAST 19.45 FEET; THENCE NORTH 39°06'46" EAST 70.06 FEET; THENCE NORTH 38°01'36" EAST 51.62 FEET; THENCE SOUTH 87°24'03" EAST 97.81 FEET TO THE POINT OF BEGINNING