

When Recorded mail to:
Dixie Fenn
6975 W 7300 N
American Fork, Utah 84003
AFT NO: 8115-06

ENT 48026:2006 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Apr 21 8:39 am FEE 13.00 BY VM
RECORDED FOR AFFILIATED FIRST TITLE COMP
ELECTRONICALLY RECORDED

Space above this line for recording data.

WARRANTY DEED

(Subject of Life Estate)

George Norman Fenn and Eldoris Isabelle Fenn

GRANTOR(S)

of American Fork, County of Utah, State of UTAH

Hereby *Convey(s)* and *Warrant(s)* to

**Dixie Fenn, or her successor, as Trustee of The Dixie Fenn Family Inter Vivos Revocable Trust,
dated March 1, 1994,**

GRANTEE(S)

of American Fork, County of Utah, STATE OF UTAH for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,

the following described tract(s) of land in *Utah* County, State of *Utah*:

Commencing at a point located South 211.19 feet and West 286.14 feet from the North Quarter corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base and Meridian; (Basis of Bearing is the Utah State Plane Coordinate System, Central Zone); thence West 272.06 feet; thence North 87°19'20" West along a fence line 126.77 feet; thence North 01°08'56" East along a fence line 75.00 feet; thence North 88°29'47" West along a fence line 37.87 feet; thence North 01°16'39" East along a fence line 38.35 feet; thence South 89°41'25" East along a fence line 157.03 feet; thence North 0°58'07" East along a fence line 728.76 feet; thence South 89°01'53" East 279.15 feet; thence South 0°58'07" West 843.45 feet to the point of beginning.

Subject to the following thirty (30) foot right of way to Dixie B. Fenn: Commencing at a point located South 211.19 feet and West 535.48 feet from the North Quarter corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base and Meridian; (Basis of Bearing is the Utah State Plane Coordinate System, Central Zone); thence West 22.88 feet; thence North 87°19'20" West 7.13 feet; thence North 0°58'07" East 847.84 feet; thence South 89°01'53" East 279.15 feet; thence South 0°58'07" West 30.00 feet; thence North 89°01'53" West 249.15 feet; thence South 0°58'07" West 817.66 feet to the point of beginning.

TOGETHER WITH AND LESS AND EXCEPTING any land conveyed in Boundary Line Agreement, dated September 19, 1996, by and between Grant B. Penrod and Fern M. Penrod, husband and wife, Party of the First Part; and Dixie B. Fenn and George Norman Fenn and Eldoris Isabelle Fenn, Parties of the Second Part, recorded September 25, 1996, as Entry No. 78731, in Book 4078, at Page 840, Utah County Recorder's Office, Utah.

LESS AND EXCEPTING any land lying within Warranty Deed, by and between Susan Lorraine Binch, Sharon Binch Kettle and Joe Wayne Binch, Grantors, and Binch Children LLC, Grantees, recorded December 1, 2000, as Entry No. 95143:2000, Utah County Recorder's Office, Utah.

LESS AND EXCEPTING any land lying within 7300 North Street.

LESS AND EXCEPTING land conveyed in Tax Deed in favor of Patricia Sykes, recorded July 31, 1984, as Entry No. 22498, in Book 2153, at Page 139, Utah County Recorder's Office, Utah.

13-069-0013

TOGETHER WITH WELL RIGHT 3556539

Reserving and excepting therefrom, however, unto Grantors the full use, control, income and possession of the above described property for and during their natural lives, as more fully set forth in and as governed by that certain Real Estate Contract dated April 5, 2006 ("Contract") by and between Grantors and Grantee. At the death of both Grantors, or before as set forth in the Contract, the life estate reserved herein shall cease.

SUBJECT TO Easements, Restrictions, and Rights of Way of record and to general property taxes for the year 2006 and each year thereafter.

WITNESS, the hand(s) of said Grantor(s), on April 20, 2006.

Signed in the Presence of

George Norman Fenn
George Norman Fenn

Eldoris Isabelle Fenn
Eldoris Isabelle Fenn

STATE OF UTAH)
):ss
COUNTY OF UTAH)

On April 20, 2006 personally appeared before me

George Norman Fenn AND Eldoris Isabelle Fenn

signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

Kimberly Kay Johnson
Notary Public

