

When recorded return to:
American Fork City
51 E. Main
P.O. Box 397
American Fork, UT 84003



ENT 129085:2017 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Dec 27 4:11 pm FEE 0.00 BY MA
RECORDED FOR AMERICAN FORK CITY

WARRANTY DEED (Utah Lake Shoreline Trail)

Aria Retirement Investments, LLC, Grantor(s) of _____ County, Utah, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to, **AMERICAN FORK CITY**, Grantee(s) of 51 East Main Street, American Fork, Utah County, Utah, for the sum of Ten Dollars (\$10) and Other Good and Valuable Consideration, the following described tract of land in UTAH County, State of Utah:

Beginning at a point that is N 89°50'11" E 373.45 feet along the section line and South 1146.61 feet from the Northwest corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base & Meridian.


Thence along the arc of a 900.00 foot radius curve to the right a distance of 1032.53 feet (curve having a central angle of 65°43'59" and a long chord bearing S36°54'31"E 976.83 feet); Thence South 04°02'32" East 100.53 feet; Thence along the arc of a 700.00 foot radius curve to the left a distance of 624.75 feet (curve having a central angle of 51°08'12" and a long chord bearing S29°36'38"E 604.22 feet); Thence South 55°10'44" East 352.92 feet; Thence along the arc of a 750.00 foot radius curve to the left a distance of 493.58 feet (curve having a central angle of 37°42'25" and a long chord bearing S74°01'57"E 484.73 feet); Thence North 87°06'51" East 1077.42 feet; Thence North 01°33'05" East 20.06 feet; Thence South 87°06'51" West 1078.97 feet; Thence along the arc of a 730.00 foot radius curve to the right a distance of 480.42 feet (curve having a central angle of 37°42'25" and a long chord bearing N74°01'57"W 471.80 feet); Thence North 55°10'44" West 352.92 feet; Thence along the arc of a 680.00 foot radius curve to the right a distance of 606.90 feet (curve having a central angle of 51°08'12" and a long chord bearing N29°36'38"W 586.96 feet); Thence North 04°02'32" West 100.53 feet; Thence along the arc of a 920.00 foot radius curve to the left a distance of 1062.38 feet (curve having a central angle of 66°09'46" and a long chord bearing N37°07'25"W 1004.33 feet); Thence South 01°10'00" West 21.13 feet to the point of beginning.

Contains 73,639 sf (1.69 ac)

Subject to easements, restrictions and rights or way appearing of record or enforceable in law and equity and general property taxes for the year 2017 and thereafter.

Together with all improvements thereon or entitlements thereto.

WITNESS the hand of said Grantor(s) this 11/17, 2017.


Authorized Signature

Scott Smith
Print Name / Title

State of Utah)
County of Utah)

On Nov. 17, 2017 personally appeared before me (print name of executor(s) below),

Scott Smithson

the grantor(s) of the foregoing instrument who duly acknowledge to me that they are the lawful executor(s) of this document.

Brianna Bailey

Notary Public Signature

Brianna Bailey

Print Name of Notary

