

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Five Crowns LLC, an Idaho limited liability
company
250 N. Redcliffs Dr 4B #142
St. George, UT 84790

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-837943-SLC1 (ach)**
A.P.N.: **18:008:0015, 18:008:0094, 18:008:0097, 18:008:0093**

Karen Prince Weithorn, Grantor, of **Glendale, Los Angeles** County, State of **CA**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Five Crowns LLC, an Idaho limited liability company, Grantee, of **St. George, Washington** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF OREM, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, THENCE SOUTH 1112.52 FEET, THENCE EAST 37.17 FEET TO A POINT ON THE EAST LINE OF GENEVA ROAD (U-114, 1600 WEST) AND THE POINT OF BEGINNING; THENCE SOUTH 89°59'41" EAST 530.03 FEET; THENCE SOUTH 07°15'00" EAST 202.52 FEET; THENCE WEST 82.29 FEET; THENCE SOUTH 07°15'00" EAST 138.14 FEET; THENCE SOUTH 89°18'50" WEST 488.67 FEET TO A POINT ON THE EAST LINE OF GENEVA ROAD (U-114, 1600 WEST); THENCE NORTH 00°20'57" WEST 343.85 FEET ALONG SAID EAST LINE OF GENEVA ROAD (U-114, 1600 WEST) TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY AND ALL PORTIONS LYING WITHIN THE LEGAL BOUNDS OF THE UNION PACIFIC RAILROAD.

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

Witness, the hand(s) of said Grantor(s), this **July 27, 2017**.

Karen Prince Weithorn
Karen Prince Weithorn

STATE OF Ca)
County of Los Angeles)ss.

On July 27, 2017, before me, the undersigned Notary Public, personally appeared **Karen Prince Weithorn**, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission Expires:

S. McDonald
Notary Public

