

28344

WHEN RECORDED MAIL TO:
AMG ENTERPRISES, INC
159 SOUTH STATE
LINDON, UT 84042

ENT 3193:2005 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2005 Jan 11 9:50 am FEE 16.00 BY LJ
RECORDED FOR EMPIRE LAND TITLE COMPANY

WARRANTY DEED

LEO H. AULT AND VIRGINIA A. AULT AND JULIA GILLMAN, Grantors,

of Pleasant Grove, State of Utah

hereby CONVEY and WARRANTY to

AMG ENTERPRISES, INC, Grantee,

of 159 South State, Lindon, Utah,

for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of , to-wit

See Attached Exhibit "A"

3-8-9 & 10

Reserving unto the LEO H. AULT AND VIRGINIA A AULT water right number 55-3739

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2005 taxes and thereafter.

WITNESS the hand of said grantor, this 4th day of January, 2005

Leo H. Ault

LEO H. AULT

Virginia A. Ault

VIRGINIA A. AULT

Julie Gillman

JULIA GILLMAN

STATE OF UTAH)
) :ss
COUNTY OF UTAH)

On the 4th day of January, 2005, personally appeared before me LEO H. AULT and VIRGINIA A. AULT and JULIA GILLMAN, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Thomas R. Hare

Notary Public



EXHIBIT A

LEGAL DESCRIPTION

ARCEL 1:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY FOR STATE STREET WHICH POINT IS EAST 436.76 FEET AND SOUTH 1273.58 FEET FROM THE POINT FOR THE NORTH ONE QUARTER SECTION CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M; THENCE ALONG RIGHT-OF-WAY AND FENCELINE S79°31'36"E 68.43 FEET TO A UDOT R.O.W. CAP, THENCE CONTINUE ALONG RIGHT-OF-WAY N17°50'00"E 20.00 FEET TO A UDOT R.O.W. CAP IN A FENCE LINE, THENCE ALONG SAID RIGHT-OF-WAY AND FENCELINE S72°29'00"E 97.61 FEET, THENCE SOUTH 77.51 FEET, THENCE N89°14'00"W 165.38 FEET TO A FENCE LINE, THENCE N00°39'55"W 98.09 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH IS EAST 436.76 FEET AND SOUTH 1273.58 FEET AND S00°39'55"E 98.09 FEET FROM THE POINT FOR THE NORTH ONE QUARTER SECTION CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M; THENCE S89°14'00"E 215.95 FEET, THENCE SOUTH 112.41 FEET TO A FENCELINE, THENCE N89°36'41"W 214.61 FEET ALONG A FENCELINE, THENCE N00°39'55"W 113.85 FEET ALONG A FENCE LINE AND THE EXTENTION THEREOF TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT WHICH IS EAST 603.27 FEET AND SOUTH 1373.87 FEET FROM THE POINT FOR THE NORTH ONE QUARTER SECTION CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M; THENCE NORTH 77.51 FEET TO THE SOUTH R.O.W. OF STATE STREET, THENCE ALONG SAID R.O.W. S72°29'00"E 180.08 FEET, THENCE S00°01'56"W 37.07 FEET, THENCE N89°29'00"W 121.15 FEET, THENCE NORTH 12.24 FEET, THENCE N89°14'00"W 50.57 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25.00 FOOT EASEMENT FOR INGRESS AND EGRESS BEING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY FOR STATE STREET WHICH POINT IS EAST 844.60 FEET AND SOUTH 1372.52 FEET FROM THE POINT FOR THE NORTH ONE QUARTER SECTION CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M; THENCE S30°00'00"W 19.56 FEET, THENCE N89°14'00"W 370.00 FEET

BASIS OF BEARING IS GRID NORTH, UTAH STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

TAX ID # 3-8-9 & 10

EXHIBIT "A"

PARCEL 1: TAX ID NO. 03-008-0002

BEGINNING 77.88 FEET SOUTH AND 224.75 FEET NORTH 89°29' WEST FROM THE NORTHEAST CORNER OF LOT 3, BLOCK 4, PLAT "A", PLEASANT GROVE CITY SURVEY OF BUILDING LOTS; THENCE NORTH ALONG A LINE IN EQUI-DISTANCE FROM TWO BUILDINGS 100.00 FEET TO CENTER OF A 50 FOOT RIGHT-OF-WAY; THENCE NORTH 89°29' WEST 70 FEET ALONG SAID CENTER OF RIGHT-OF-WAY; THENCE SOUTH 100.00 FEET TO A FENCE LINE; THENCE SOUTH 89°29' EAST 70.00 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

PARCEL 2: TAX ID NO. 03-008-0004

COMMENCING 77.80 FEET SOUTH AND 173.6 FEET NORTH 89°29' WEST FROM THE NORTHEAST CORNER OF LOT 3, BLOCK 4, PLAT "A", PLEASANT GROVE CITY SURVEY OF BUILDING LOTS; THENCE NORTH 89°29' WEST 51.15 FEET; THENCE NORTH 100 FEET; THENCE SOUTH 89°29' EAST 51.15 FEET; THENCE SOUTH 100 FEET TO THE POINT OF BEGINNING.

Tax ID No. (For Reference Purposes Only): **03-008-0002 03-008-0004**



ST#13953

Warranty Deed

BRAD K. BYLUND,

Grantor,

Of PLEASANT GROVE, County of UTAH, State of UTAH, hereby CONVEY AND WARRANT to

AMG ENTERPRISES, INC.,

Grantee,

of 6 SOUTH 400 WEST, LINDON, UTAH 84042 for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, *Part of an IRS § 1031 Tax-Deferred Exchange or including Grantor's initial leg of a Section 1031 Tax-Deferred, also including Grantee's final leg of a Section 1031 Tax Deferred Exchange* on the following described tract of land in UTAH County, State of Utah:

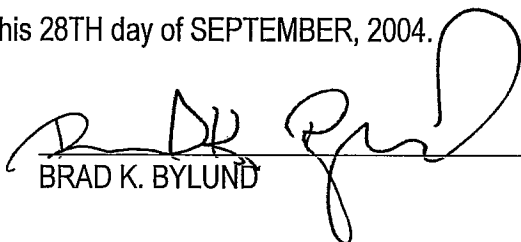
Commencing at the Northeast corner of Lot 3, Block 4, Plat "A", PLEASANT GROVE CITY SURVEY; thence South 174.70 feet to the Southeast Corner of Lot 59, Plat "B", Pleasant Grove Mobile Home Estates Subdivision; thence West along Hale Drive 146 feet to the Southwest corner of Lot 61; thence North 95.70 feet to the Northwest corner of Lot 61; thence North 89°43'45" West 27.60 feet; thence North 140.73 feet; thence South 70°23'05" East 184.29 feet to the point of beginning.

For reference purposes only: Tax I.D. No:49-52-46, 47 AND 48 AND No. 3-8-5

TOGETHER WITH all improvements and appurtenances thereunto belonging, however SUBJECT TO any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature of record. ALSO SUBJECT TO General Property Taxes for the year 2004 and thereafter.

Together with all improvements thereon or entitlements thereto.

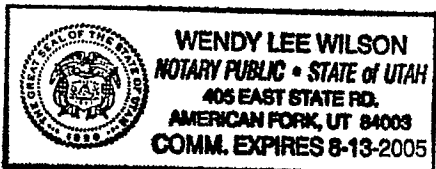
WITNESS, the hand of said Grantor, this 28TH day of SEPTEMBER, 2004.

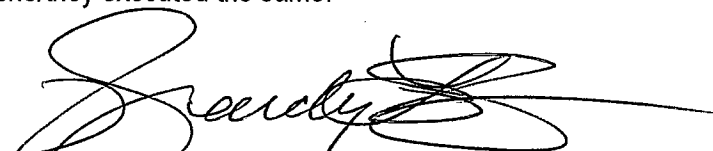


BRAD K. BYLUND

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On this 28TH day of SEPTEMBER, 2004, personally appeared before me BRAD K. BYLUND, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed on this instrument, and acknowledged that he/she/they executed the same.





NOTARY PUBLIC

Order No. 15942

WARRANTY DEED

Roy Rushton, Grantor

of: West Jordan, Utah

hereby CONVEY(S) AND WARRANT(S) to:

AMG Enterprises, Inc., Grantee

of: 25 West State Road, Pleasant Grove, Utah 84062

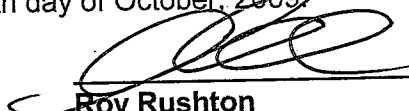
for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration the following described tract of land in Utah County, State of Utah:

All of Lot 62, Plat "B", Amendment Plat A, PLEASANT GROVE MOBILE HOME ESTATES, in the city of Pleasant Grove, County Of Utah, State of Utah, according to the official plat thereof on file in the office of the recorder of said county.

Tax ID No. 49:52:49

Subject to easements, restrictions and rights of way of record or enforceable in law and equity and general property taxes for the year 2009 and thereafter.

WITNESS, the hand of said Grantor(s), this 8th day of October, 2009



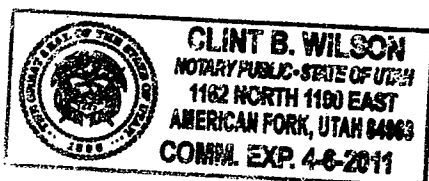
Roy Rushton

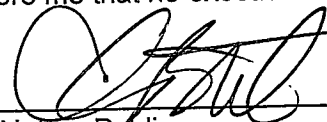
State of Utah)

:ss

County of Utah)

On the 8th day of October, 2009, personally appeared before me, Roy Rushton, the signer of the above instrument, who duly acknowledged before me that he executed the same.





Notary Public