

SEND TAX NOTICES TO:  
**Melanie Jex**  
1030 East 120 South  
Spanish Fork, Utah 84660

ENT 109876:2008 PG 1 of 4  
**RANDALL A. COVINGTON**  
**UTAH COUNTY RECORDER**  
2008 Oct 07 11:47 am FEE 22.00 BY TO  
RECORDED FOR JEX, MELANIE

**WARRANTY DEED**

**FRED R. JEX FAMILY, LLC,**  
of **SPANISH FORK, County of UTAH, State of Utah,**  
hereby **WARRANTS and CONVEYS** to

**GRANTOR,**

**MELANIE JEX, a Single Woman**

**GRANTEE,**

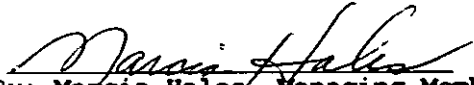
of 1030 East 120 South Spanish Fork, Utah 84660.  
for the sum of **TEN (\$10.00) DOLLARS**  
and other good and valuable considerations, the following described tract of  
land in Utah County, State of Utah:


See Exhibit "A"

Attached Hereto and Made a Part Hereof By Reference thereto.

WITNESS, the hand of said grantors this \_\_\_\_\_ day of

\_\_\_\_\_, A.D. 2008.

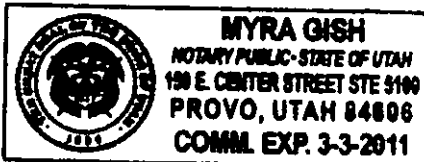
  
By: **Marcia Hales, Managing Member**

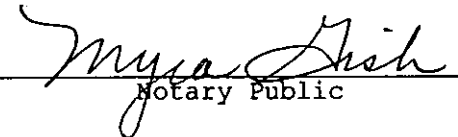
  
By: **Pamela Yamamoto, Managing Member**

  
By: **Melanie Jex fka Melanie Norris**  
**Managing Member**

STATE OF UTAH     }  
                              : ss.  
COUNTY OF UTAH   }

On the 7<sup>th</sup> day of Oct., A.D. 2008 personally appeared before me  
**Marcia Hales, and Melanie Jex fka Melanie Norris** the signer of the foregoing  
instrument, who duly acknowledged to me that they executed the same.



  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
NOTARY SEAL



EXHIBIT "A"

LEGAL DESCRIPTION HALES NEW NORTH LOT IN BLOCK 53 SPANISH FORK, UTAH

BEGINNING SOUTH 131.00 FEET FROM THE NORTHWEST CORNER OF LOT 3, BLOCK 53, PLAT A, SPANISH FORK CITY SURVEY OF LOTS AND BLOCKS, THENCE SOUTH 23.40 FEET, THENCE EAST 297.00 FEET, THENCE NORTH 55.40 FEET, THENCE WEST 11.00 FEET, THENCE SOUTH 2.00 FEET, THENCE WEST 88.00 FEET, THENCE SOUTH 10.00 FEET, THENCE WEST 90.00 FEET, THENCE SOUTH 20.00 FEET, THENCE WEST 108.00 FEET TO THE POINT OF BEGINNING.

AREA 11,742 SQ. FT. OR 0.2696 ACRES

TOGETHER WITH INTEREST IN THE PARTY WALL THAT MAY PERTAIN TO THE FIRST ABOVE DESCRIBED PARCEL SET OUT IN A CERTAIN DEED DATED OCTOBER 23, 1934, AND RECORDED IN THE RECORDERS OFFICE AT PROVO, UTAH COUNTY, STATE OF UTAH, ON THE 17<sup>TH</sup> DAY OF NOVEMBER 1934, IN BOOK 303 AT PAGE 414, AS SET OUT IN A CERTAIN CONTRACT AFFECTING THE REAL ESTATE MADE BETWEEN THE FARMERS COOPERATIVE ASSOCIATION, A CORPORATION AND DAVID E. ROBERTSON ON THE 29<sup>TH</sup> DAY OF NOVEMBER 1919.

SUBJECT TO THREE RIGHTS OF WAY TO BE USED IN COMMON WITH OTHERS DESCRIBED AS EASEMENTS-1 AND EASEMENT-2 AND 20 FEET WIDE RIGHT-OF-WAY AS FOLLOWS:

LEGAL DESCRIPTION EASEMENT-1

BEGINNING AT A POINT SOUTH 111.0 FEET OF THE NORTHEAST CORNER OF LOT 3, BLOCK 53, PLAT A, SPANISH FORK CITY SURVEY OF LOTS AND BLOCKS, THENCE SOUTH 43.4 FEET, THENCE WEST 16.5 FEET, THENCE NORTH 43.4 FEET, THENCE EAST 16.5 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF EASEMENT-2

BEGINNING AT A POINT SOUTH 101.0 FEET AND EAST 82.5 FEET FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 53, PLAT A, SPANISH FORK CITY SURVEY OF LOTS AND BLOCKS, THENCE SOUTH 53.4 FEET, THENCE EAST 16.5 FEET, THENCE NORTH 55.4 FEET, THENCE WEST 11.0 FEET, THENCE SOUTH 2.0 FEET, THENCE WEST 5.5 FEET TO THE POINT OF BEGINNING

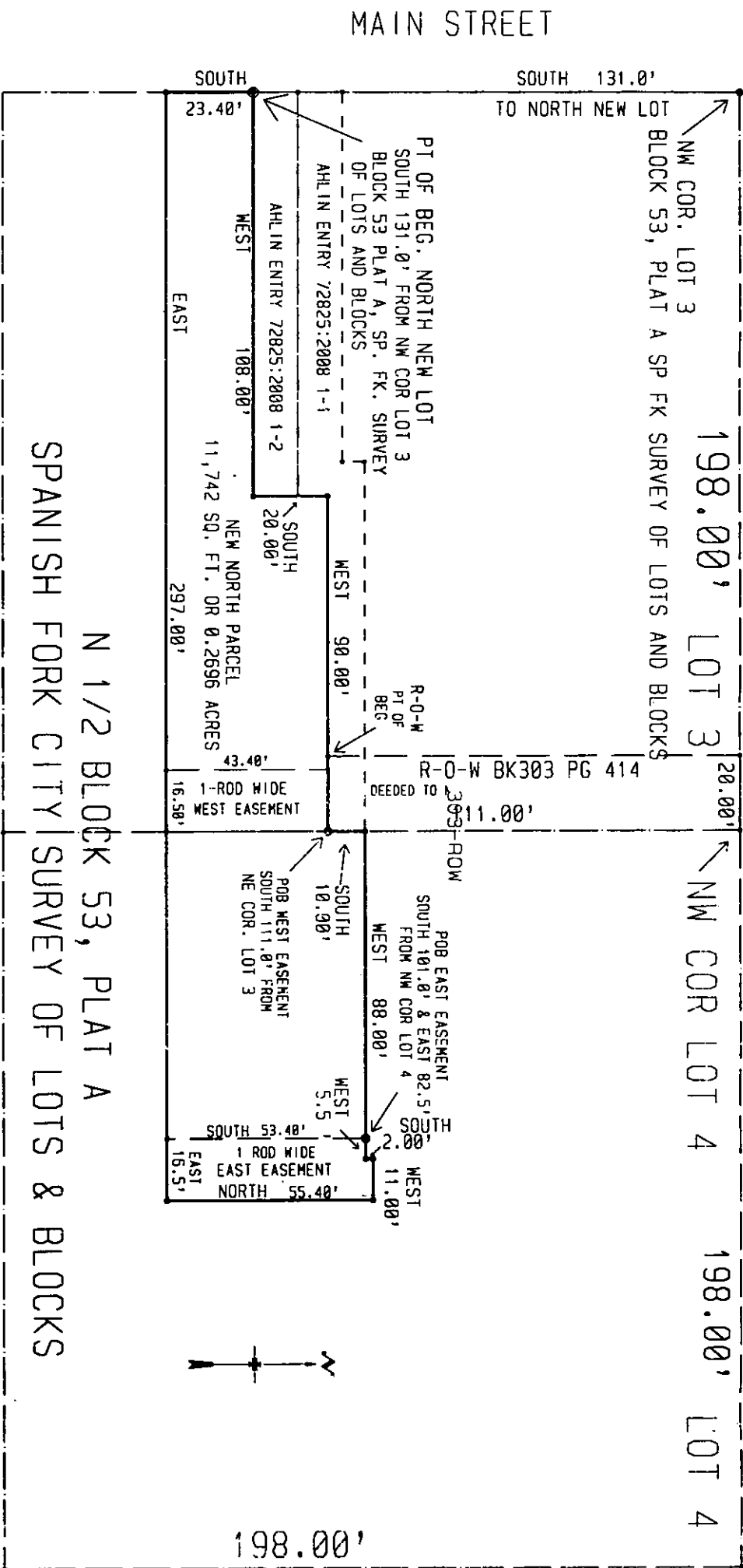
LEGAL DESCRIPTION OF 20 FEET WIDE RIGHT-OF-WAY

A RIGHT-OF-WAY PROVIDED IN ENTRY 11843, FILED NOV. 17, 1934, IN BOOK 303 PAGE 414 AS FOLLOWS:

COMMENCING 111 FEET SOUTH AND 178 FEET EAST OF THE NORTHWEST CORNER OF LOT 3, BLOCK 53, PLAT "A", SPANISH FORK CITY SURVEY OF BUILDING LOTS IN UTAH COUNTY, UTAH; THENCE EAST 20 FEET, THENCE NORTH 111 FEET, THENCE WEST 20 FEET, THENCE SOUTH 111 FEET TO THE PLACE OF BEGINNING. SAID RIGHT-OF-WAY TO BE USED IN COMMON WITH OTHERS, AND THE GRANTORS RESERVE THE RIGHTS TO USE SAID RIGHT-OF-WAY IN COMMON WITH THE GRANTEES AND OTHERS.

HALES NEW NORTH LOT IN BLOCK 53, PLAT A, SP. FK. UTAH

200 NORTH STREET



N 1/2 BLOCK 53, PLAT A  
SPANISH FORK CITY SURVEY OF LOTS & BLOCKS

C:/FASTMAP/  
HALES/  
-STORE/  
COM-NNEW  
825A-1-1  
825A-1-2

SCALE: 1" = 40.00'

