

MAIL TAX NOTICE TO
Smuin Investments, LLC, a Utah limited liability company
1192 Moyle Drive
Alpine, UT 84004

ENT 107083:2019 PG 1 of 2
Jeffery Smith
Utah County Recorder
2019 Oct 17 03:51 PM FEE 40.00 BY SW
RECORDED FOR Backman Orem
ELECTRONICALLY RECORDED

Warranty Deed

Order No. 7-043891

Shon Harper and Sharon Harper

of **Lehi**, County of **Utah**, State of **UTAH**, Grantor, hereby CONVEY and WARRANT to

Smuin Investments, LLC, a Utah limited liability company

of **Lehi**, County of **Utah**, State of **UT**, Grantee 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**:

Lot 1, Fox Hunt Residential Subdivision, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Excepting therefrom that portion conveyed to Lehi City described as follows:

A parcel of land in fee for the reconstruction, and widening of the Lehi 1200 West roadway and appurtenant features, being part of an entire tract of Real Property described in Entry No. 85199:2015 of the Official Records of Utah County, located in the Southwest Quarter of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at the Northwest corner of the Grantor's property, which point is located 496.50 feet South 0°09'44" West along the Section line and North 89°54'14" East 32.48 feet from the West Quarter Corner of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°54'14" East 5.49 feet along the Northerly boundary line of said property; thence South 0°07'01" East 147.80 feet to the Southerly boundary line of said property; thence South 89°54'14" West 5.49 feet along said Southerly boundary line; thence North 0°07'00" West 147.80 feet along the Westerly boundary line of said property to the point of beginning.

Note: Rotate all bearings in the above description 0°00'17" clockwise to match project bearings.

Parcel No.: 39-212-0013

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

WITNESS, the hand(s) of said Grantor(s), this 16th of October AD., 2019

Signed in the Presence of:

Shon Harper

Shon Harper

Sharon Harper

Sharon Harper

STATE OF Utah)
) SS.
County of Utah)

The foregoing instrument was acknowledged before me this 16th day of October, 2019

By Shon Harper and Sharon Harper

Annette Miller

Notary Public

My Commission Expires: 12-15-21

Residing at: Provo, UT

