

Ent#:235178 Bk743 Pg1273
Date:12-Aug-2019 04:40 PM
Fee: \$40.00 ACH
Filed by: RDH
REED D HATCH, RECORDER
SANPETE COUNTY CORPORATION
For: Cottonwood Title Insurance Ager

Mail Recorded Deed and Tax Notice To:
Mai Nguyen
722 S. State St.
Salt Lake City, UT 84111



File No.: 115864-CAP

WARRANTY DEED

Thomas Orson Cook and Holly Bushman Cook

GRANTOR(S) of Moroni, State of Utah, hereby Conveys and Warrants to

Mai Nguyen and Son Dang

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Sanpete County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 25066X (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 9th day of August, 2019.

Thomas Orson Cook
Thomas Orson Cook
Holly Bushman Cook
Holly Bushman Cook

STATE OF UTAH

COUNTY OF Sanpete

The foregoing instrument was acknowledged before me this 9th of August, 2019 by Thomas Orson Cook and Holly Bushman Cook.

Kamey Seely
Notary Public

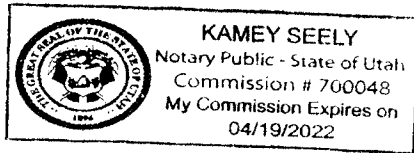


EXHIBIT A
Legal Description

Beginning 632.84 feet South from the Northeast corner of the Northeast quarter of Section 12, Township 15 South, Range 2 East, Salt Lake Base and Meridian; thence South 2007.16 feet; thence West 23.94 chains; thence North 2007.16 feet; thence East 23.94 chains to the point of beginning.

EXCEPTING THEREFROM that part in the County Road right of way.