

ATLAS 3125

Mail Tax Notice To:
Richard Baum
185 N. 200 West
Midway, Utah 84049

Ent 266016 Bk 0667 Pg 0073-0074
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2003 DEC 4 4:50pm Fee 16.00 MMM
FOR ATLAS TITLE INSURANCE

Warranty Deed

Noreen Wheeler, Grantor of Springville, Utah County, State of Utah, hereby CONVEY and WARRANT to:

Richard Baum and Elva Baum, husband and wife as joint tenants as to an undivided 1/3 part; and R. Mark Earnshaw and Christina B. Earnshaw, husband and wife as joint tenants as to an undivided 1/3 part; and Jeff Wootton and Teresa B. Wootton, husband and wife as joint tenants as to an undivided 1/3 part, Grantees of Heber City, Wasatch County, State of Utah

For the sum of Ten Dollars and other good and valuable considerations the following described parcel of land in Wasatch County, State of Utah:

Beginning at a metal property pin (rebar, with surveyors tag attached) located near an existing fence corner post. Said beginning point being North 1999.11 feet and East 2676.78 feet from a brass monument marking the location of the Southwest corner of Section 8, Township 4 south, Range 5 east, Salt Lake Meridian.

THENCE North 00 degrees 05 minutes 15 seconds East for a distance of 298.51 feet along a fence to a metal property pin, as described above, the pin being along the southwest Right of Way line of U.S. Highway 40.

THENCE South 37 degrees 59 minutes 28 seconds East for a distance of 234.97 feet along the southwest Right of Way line of said U.S. 40 to a metal property pin, as described above;

THENCE South 52 degrees 00 minutes 32 seconds West for a distance of 184.10 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.497 acres more or less.

BASIS OF BEARING: See Record of Survey, Wasatch County No. 1231 date of filing 6-25-02.

a Part of OWC-1632 & OWC-1645

WITNESS, the hand of said Grantor this 2 day of December, A.D. 2003

Noreen Wheeler, residing in Springville, Utah

Noreen Wheeler
Noreen Wheeler

ACKNOWLEDGMENTS

STATE OF UTAH)
 (SS
COUNTY OF UTAH)

On the 2 day of December, A.D. 2003, personally appeared before me, a Notary Public in and for the State of Utah, Noreen Wheeler, the signers of the above instrument, who duly acknowledged to me that she executed the same.

Lisa Dubreuil
Notary Public

My commission expires: _____ Residing at: _____

