Ent 469289 Bk 1268 Pg 693 - 694 PEGGY FOY SULSER, Recorder WASATCH COUNTY CORPORATION 2019 Oct 11 10:57AM Fee: \$40.00 TC For: Vanguard Title Insurance Agency, LLC-ELECTRONICALLY RECORDED

Vanguard Title Insurance Agency, LLC MAIL TAX NOTICE TO: GRANTEE (S) 1970 S MIII Road Heber City, UT 84032 File No.: 36595-BA

## **WARRANTY DEED**

GRANTOR(S): Sawmill 4 & 5, LLC, a Utah limited liability company hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): TJ John Billings and Shauna Marie Billings, husband and wife, as joint tenants, for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Wasatch County, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

Transfer of water right #55-4264, land addendum attached hereto as exhibit "B"

WITNESS, the hand(s) of	said Grantor(s), this EXECUTED this3	day of October, 2019
	Sawmill 4 & 5,	LLC Utah limited liability company
	BY: Byad Jense	ACON TO THE PARTY OF THE PARTY
	Manager	
State of Utah }	}ss.	V

County of Washleh }

Witness my hand-and official seal.

Notary Public

SCOTT L. POWELL
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 690578
COMM. EXP. 09-05-2020

## **EXHIBIT "A"**

BEGINNING S00°15'51"E 717.31' AND S89°51'18"W 32.61' FROM THE WASATCH COUNTY MONUMENT REPRESENTING THE EAST 1/4 CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S00°05'21"E 200.00 FEET ALONG THE APPARENT WESTERLY RIGHT-OF-WAY LINE OF MILL ROAD; THENCE S89°51'18"W 250.24 FEET ALONG AN EXISTING FENCE LINE; THENCE N00°05'21"W 200.00 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE N89°51'18"E 250.24 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

Tax Parcel No.: 00-0021-1524