

When Recorded Return To:  
Dennis M. Astill  
7730 S Union Park Ave-Ste 130  
Midvale, Utah 84047

Send Tax Notices To:  
Lisa E. Hardman  
125 East 300 North  
Lehi, Utah 84043

ENT 101511:2021 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Jun 02 8:58 am FEE 40.00 BY JR  
RECORDED FOR HARDMAN, PAUL W

**SPECIAL WARRANTY DEED**

PAUL WALKER HARDMAN, Trustee of the family trust portion of the W&E HARDMAN TRUST dated January 28, 1992, Grantor, hereby Convey and Warrant against all persons claiming by, through or under Grantor, to LISA E. HARDMAN, Grantee, for TEN DOLLARS and other good and valuable consideration, the following described tracts of land in Utah, State of Utah:

See legal descriptions attached hereto as Exhibit A.  
Serial No.: 58:005:0049 and 58:005:0050

TOGETHER WITH all buildings, improvements, rights-of-way, easements, privileges and appurtenances.

EXCEPTING THEREFROM any and all water rights or water shares, including but not limited to, the following water rights registered with the Utah State Engineer's Office:

- Water Right No. 54-114 (U10922)
- Water Right No. 54-115 (U10923)
- Water Right No. 54-116 (U10924)

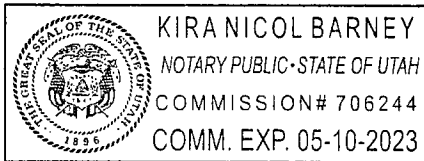
SUBJECT to easements, restrictions and reservations of record.

Witness the hand of said Grantor this \_\_\_\_ day of May, 2021.

Paul Walker Hardman, Trustee of the family trust portion of the W&E HARDMAN TRUST dated January 28, 1992

STATE OF UTAH )  
 )  
COUNTY OF Utah ) : ss.

On this 1<sup>st</sup> day of June, 2021, before me, Kira Barney, a notary public, personally appeared PAUL WALKER HARDMAN, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged he executed the same as Trustee of the family trust portion of the W&E HARDMAN TRUST dated January 28, 1992, Grantor.

  
Notary Public

**EXHIBIT A**

Parcel 1

COM S 1454.23 FT & E 2653.82 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: S 38 DEG 2' 11" E 310.23 FT, RADIUS = 1146.4 FT); S 45 DEG 59' 0" E 1342.87 FT; S 89 DEG 48' 57" W 1152.64 FT; N 1085.63 FT; N 41 DEG 30' 3" W 6.78 FT; N 0 DEG 10' 24" E 90.46 FT TO BEG. AREA 14.860 AC.

Serial No.: 58:005:0049

Parcel 2 -

COM S 1298.38 FT & E 2654.29 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; S 89 DEG 54' 16" E 917.33 FT; S 30 DEG 56' 19" E 308.52 FT; S 44 DEG 45' 0" E 1017.86 FT; S 35 DEG 42' 28" E 425.62 FT; N 89 DEG 56' 32" W 811.6 FT; N 45 DEG 59' 0" W 1394.81 FT; ALONG A CURVE TO R (CHORD BEARS: N 35 DEG 35' 32" W 389.05 FT, RADIUS = 1095.92 FT); N 0 DEG 10' 24" E 48.23 FT TO BEG. AREA 28.149 AC.

Serial No.: 58:005:0050