

MAIL TAX NOTICE TO:  
Grantees

2559 Cupecoy Dr  
Cottonwood Heights 84121

Paramount Title Corp. File No. 21-11269  
PARCEL I.D. #45-228-0066

ENT 78173:2021 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2021 Apr 26 02:44 PM FEE 40.00 BY IP  
RECORDED FOR Paramount Title Corporation  
ELECTRONICALLY RECORDED

## Warranty Deed (Special)

Gunlock Capital LLC

grantor of West Valley City, County of Salt Lake, State of Utah, hereby CONVEY AND WARRANT against all claiming by, through or under to

**Michael L. Wagstaff and Carrie Wagstaff, Trustees of The Michael and Carrie Wagstaff Trust  
Dated 5th day of March, 2018**

grantee of Saratoga Springs, County of Utah, State of Utah, for the sum of  
OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN AND NO/100THS DOLLARS,  
the following described tract of land in Utah County, State of Utah:

Part of Lot 42, Plat B, LAKE MOUNTAIN ESTATES SUBDIVISION, which is herein described as follows: commencing North 277.11 feet and West 355.62 feet from the South quarter corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian; thence North 62°2'24" East 244.71 feet (actual course = North 62°02'23" East 244.71 feet); thence South 33°32'19" East 225.58 feet, (actual course = South 33°32'28" East 225.58 feet); thence South 33°32'19" East 202.02 feet, (actual course = South 33°32'28" East 202.02 feet); thence North 89°45'55" West 279.66 feet, (actual course = North 89°45'53" West 279.66 feet); thence along a curve to the right, chord bears North 61°39'21" West 23.57 feet with a radius of 25°01' feet, and an arc length of 24.54 feet, (actual chord = North 61°39'19" West 23.57 feet); thence North 33°32'19" West 275.13 feet, (actual course = North 33°32'17" West 275.13 feet) to beginning.

More correctly described as:

Part of Lot 42, Plat B, LAKE MOUNTAIN ESTATES SUBDIVISION, which is herein described as follows: commencing North 277.11 feet and West 355.62 feet from the South quarter corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian; thence North 62°2'24" East 244.71 feet (actual course = North 62°02'23" East 244.71 feet); thence South 33°32'19" East 225.58 feet, (actual course = South 33°32'28" East 225.58 feet); thence South 33°32'19" East 202.02 feet, (actual course = South 33°32'28" East 202.02 feet); thence North 89°45'55" West 279.66 feet, (actual course = North 89°45'53" West 279.66 feet); thence along a curve to the right, chord bears North 61°39'21" West 23.57 feet with a radius of 25°01' feet, and an arc length of 24.54 feet, (actual chord = North 61°39'19" West 23.57 feet); thence North 33°32'19" West 275.13 feet, (actual course = North 33°32'17" West 275.13 feet) to beginning.

Special Warranty Deed (continued...)

Subject to easements, restrictions, reservations, and rights of way of record.  
Subject to annual property taxes for 2021 and subsequent years thereafter.

WITNESS the hand of said grantor, this 23rd day of April, 2021

Gunlock Capital LLC

By: *James Warner*  
James Warner, appointed Agent for  
Jason Nielsen, Manager

STATE OF UTAH                    )  
                                                  ) ss.  
COUNTY OF Salt Lake        )

On the 23rd day of April, 2021 personally appeared before me James Warner, appointed agent for Jason Nielsen, Manager of Gunlock Capital LLC, the signer of the above instrument, who duly acknowledged to me that he executed the same.

My Commission Expires: *May 1, 2022*      *Brandy Edwards*  
Notary Public residing at:

