

WHEN RECORDED, MAIL TO:
Lehi City
153 North 100 East
Lehi, Utah 84043

ENT4862:2020 PG 1 of 4
Jeffery Smith
Utah County Recorder
2020 Jan 14 11:41 AM FEE 40.00 BY IP
RECORDED FOR Vanguard Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

Warranty Deed
(LIMITED LIABILITY COMPANY)
Utah County

Affecting Tax ID. No. 58:030:0099
Parcel No. 216

Plus – D Farm, LC, a Utah Limited Liability Company, Grantor, hereby CONVEYS AND WARRANTS to LEHI CITY, Grantee, at 153 North 100 East, Lehi, Utah 84043, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee for a roadway project, being part of an entire tract of property, situate in the southeast quarter of the northeast quarter of Section 13, Township 5 South, Range 1 West, Salt Lake Meridian, in Utah County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at the northeast corner of said entire tract, said point being 1518.00 feet South 00°09'41" East along the east line of said Section 13 and 413.74 feet South 89°50'19" West from the northeast corner of said Section 13, and running thence along the east line of said entire tract the following three (3) calls; (1) South 00°08'28" West 1.72 feet; (2) North 89°34'00" West 11.71 feet; (3) South 00°10'00" East 6.47 feet; thence North 89°41'29" West 378.85 feet to a point on a 1990.00 foot radius curve to the left; thence along the arc of said curve 39.80 feet, chord bears South 89°44'08" West 39.79 feet; thence South 89°09'46" West 96.01 feet to a point on the west line of said entire tract; thence North 01°04'54" West 10.58 feet to the northwest corner of said entire tract; thence South 89°40'54" East 526.55 feet along the north line of said entire tract to the point of beginning.

The above parcel of land contains 4,383 square feet or 0.101 acre, more or less.

IN WITNESS WHEREOF, said MANAGERS has caused this instrument to be executed by its proper officers thereunto duly authorized, this 11 day of December, A.D. 2019.

State of Utah)
County of Utah)

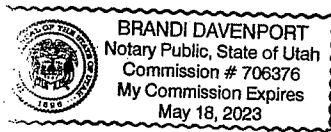
Alan W. Dearden Alan W. Dearden
John F. Dearden John F. Dearden

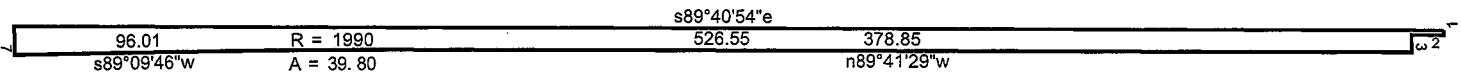
On this, the 11 day of December, 2019, personally appeared before me Alan W. Dearden & John F. Dearden, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Plus – D Farm, LC, a Utah Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.



Notary Public





Parcel 216

3/8/2019

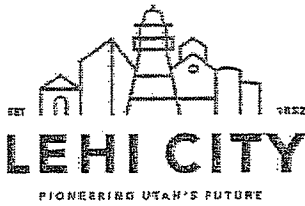
Scale: 1 inch= 68 feet

File: 216 DeedPlot.ndp

Tract 1: 0.1006 Acres (4383 Sq. Feet), Closure: s36.3710w 0.01 ft. (1/163858), Perimeter=1072 ft.

- 01 s00.0828w 1.72
- 02 n89.3400w 11.71
- 03 s00.1000e 6.47
- 04 n89.4129w 378.85
- 05 Lt, r=1990.00, arc=39.80, chord=s89.4408w 39.80
- 06 s89.0946w 96.01
- 07 n01.0454w 10.58
- 08 s89.4054e 526.55

Engineering Department
 Brad Kenison, Assistant City Engineer



Office 385-201-2529
 153 North 100 East
 Lehi, UT 84043
 lehi-ut.gov

January 11, 2020

Utah County Recorder's Office
 100 E. Center St. Suite 1300
 Provo, Utah 84606

Subject: Authorization from Lehi City to record Special Warranty Deeds, Warranty Deeds and Easements for properties along Main Street, Lehi.

To whom it may concern,

Vanguard Title has authorization from Lehi City to record the Special Warranty Deeds, Warranty Deeds and Easements for various properties along Main Street, Lehi. These authorized properties include Utah County parcel numbers:

Parcel No:	Property Owner
58:030:0023	Hazen Care Center, LLC
58:030:0069	Katie A. Dudley
58:030:0061	Katie A. Tuft and Gregory E. Tuft
58:030:0075	Liberty Capital, LLC
58:030:0090	Seely & Sons, LLC
58:030:0073	Walter Kirk Evans and Bonnie Lou Evans, Trustees of the W&B Evans Family Trust
58:030:0101	Donna W. Dearden
58:030:0099	Plus-D Farm, LLC
58:029:0004	River Bend LLC
46:991:0001	Brigham Morgan and Jennifer Morgan
46:991:0003	Brigham Morgan and Jennifer Morgan
13:025:0110	YCJC, LLC
58:030:0086	Reed Todd Evans, Trustee of The Reed Todd Evans Revocable Trust

Thank you,

Brad Kenison, P.E., P.L.S., Assistant City Engineer