

**Vanguard Title Insurance Agency, LLC**  
**Mail Tax Notices to and**  
**WHEN RECORDED RETURN TO:**  
**Einstein and Associates, FLP**  
**129 S Main St**  
**Alpine, UT 84004**  
**File No.: 54620-BA**

### **WARRANTY DEED**

**GRANTOR(S): L. Ross Beck, Trustees of the L. Ross Beck Family Trust dated January 4, 1979,**  
hereby **CONVEY(S)** and **WARRANT(S)** to:

**GRANTEE(S): Einstein and Associates, FLP**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County**, State of **UTAH**:

**Beginning at the intersection of a fence line and the East line of Main Street, Alpine, Utah, which point is South 89°46'19" West along the section line 1170.42 feet and North 501.33 feet (based on the Utah State Coordinate System, Central Zone and Data published by the Utah County Surveyor as of January, 1986) from the Southeast corner of Section 24, Township 4 South, Range 1 East, Salt Lake Base and Meridian; said point may also be described as being South 00°27'00" West 140.59 feet from the Northwest corner of Lot 3, Block 1, Plat "A", Alpine City Survey; thence North 89°57'40" East along said fence line 238.26 feet to a fence line; thence South 00°12'45" East along said fence line and extension thereof 140.83 feet; thence West 240.13 feet to the East line of said Main Street; thence North 00°33'00" East along said street line 140.68 feet to the point of beginning.**

Tax Parcel No.: 02-001-0013

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

I realize that the the purchaser and/or lender in this transaction are relying on the representations contained herein in purchasing same or lending money thereon and that this is given as an inducement for **Vanguard Title Insurance Agency, LLC** to issue its policy or policies of title insurance, and the undersigned acknowledges that reliance will be made thereon.

L. Ross Beck Trustee of the L. Ross Beck Family Trust dated January 4, 1979,

BY: L. Ross Beck  
L. Ross Beck  
Trustee

State of ~~Utah~~ Wyoming )ss.

County of ~~Utah~~ Lincoln

On this 21st day of October, 2020, personally appeared before me L. Ross Beck Trustee of the L. Ross Beck Family Trust dated January 4, 1979,, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

Andrea Cui  
Notary Public

