

ATLAS TITLE
FILE# 23596

Correction Warranty Deed

Grantor: Barbara J. Stewart

hereby **CONVEY AND WARRANT** to:

Grantee: Manuel Garcia and Susanna Carbajal
of: *3570 N. Highway 40, HEBER, UT 84032*

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within Wasatch County, State of UTAH to wit:

See Attached Legal Description

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

THIS DEED IS BEING RECORDED TO CORRECT THE ERRONEOUS LEGAL DESCRIPTION RECORDED IN ENTRY NO. 394163 OF THE WASATCH COUNTY RECORDER'S OFFICE.

WITNESS THE HAND OF SAID GRANTOR THIS 7th DAY OF OCTOBER, 2016

) *Barbara J. Stewart*
) Barbara J. Stewart
)
)
)

State of UTAH)
County of Wasatch) ss

On the 7th DAY OF OCTOBER 2016, personally appeared before me, Barbara J. Stewart, the signer of the within instrument, who duly acknowledged to me that she executed the same.



[Signature]
NOTARY PUBLIC

LEGAL DESCRIPTION

BEGINNING SOUTH A DISTANCE OF 188.71 FEET AND WEST A DISTANCE OF 1527.25 FEET FROM THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 70 DEGREES 01'57" WEST A DISTANCE OF 309.31 FEET; THENCE NORTH 20 DEGREES 10'27" WEST A DISTANCE OF 451.62 FEET TO THE POINT OF BEGINNING; THENCE NORTH 20 DEGREES 10' 27" WEST A DISTANCE OF 170.18 FEET; THENCE NORTH 84 DEGREES 58'45" EAST ALONG A FENCE LINE A DISTANCE OF 147.62 FEET; THENCE SOUTH 18 DEGREES 24'12" EAST ALONG THE WEST BANK OF A CANAL A DISTANCE OF 119.93 FEET; THENCE SOUTH 65 DEGREES 00'00" WEST A DISTANCE OF 139.27 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY FOR A ROAD OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND COMMENCING SOUTH A DISTANCE OF 188.71 FEET AND WEST A DISTANCE OF 1527.25 FEET; THENCE SOUTH 70 DEGREES 01'57" WEST A DISTANCE OF 269.31 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 70 DEGREES 01'57" WEST A DISTANCE OF 40 FEET; THENCE NORTH 20 DEGREES 10'27" WEST ALONG THE EXISTING HIGHWAY RIGHT-OF-WAY, A DISTANCE OF 621.80 FEET; THENCE NORTH 84 DEGREES 58'45" EAST A DISTANCE OF 41.44 FEET; THENCE SOUTH 20 DEGREES 10'27" EAST A DISTANCE OF 611.11 FEET TO THE POINT OF BEGINNING.

Tax ID No. OWC-0536-2