



ENT 79761:2017 PG 1 of 2
 JEFFERY SMITH
 UTAH COUNTY RECORDER
 2017 Aug 16 2:18 pm FEE 0.00 BY VP
 RECORDED FOR AMERICAN FORK CITY

WHEN RECORDED, MAIL TO:
 American Fork City
 51 East Main Street
 American Fork, Utah 84003

Warranty Deed

Affecting Tax ID No. 120560082
 Parcel No. 39
 Project: American Fork 900 West

Daniel L. Richards, Grantor, of _____, County of _____, State of _____, hereby CONVEYS AND WARRANTS to AMERICAN FORK CITY, at 51 East Main Street, American Fork, Utah 84003, Grantee, for the sum of \$10⁰⁰ 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 the widening and reconstruction of the existing 900 West road, known as the American Fork 900 West Project, Phase 2, being part of an entire tract of property, situate in the Southwest ¼ of the Southeast ¼ of Section 10, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the southwest corner of said entire tract at a point which is 777.53 feet N. 0°18'01" W. along the section line and 2.84 feet East from the South Quarter Corner of said Section 10; and running thence N. 0°14'10" E. 473.00 feet to the northwest corner of said entire tract; thence S. 88°57'31" E. 41.72 feet along the northerly boundary line of said entire tract to a point 46.00 feet perpendicularly distant easterly from the control line of said project at Engineer Station 41+64.60; thence S. 0°01'16" E. 473.22 feet along a line parallel to said control line to a point in the southerly boundary line of said entire tract; thence N. 88°43'09" W. 43.85 feet along said southerly boundary line to the point of beginning.

The above described parcel contains 20,238 square feet in area or 0.465 acres.

(Note: Rotate all bearings in the above description 0°00'20" counter clockwise to match project bearings based on the Utah State Plane Coordinate System modified, based on a bearing of S. 89°59'08" E. from the North Quarter Corner of Section 15, Township 5

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Parcel No. 39
American Fork 900 West

South, Range 1 East to the Northwest Corner of said Section 15.)

WITNESS, the hand of said Grantor, this 20 day
of May, A.D. 20 17.
[Signature]
DANIEL L. RICHARDS
Type or print name of grantor

Signed in the presence of:

Type or print name of witness

STATE OF Utah)
COUNTY OF Utah) ss.

On the date first above written personally appeared before me,
Daniel L. Richards the signer of
the within and foregoing instrument, who duly acknowledged to me that he executed
the same.

WITNESS my hand and official stamp the date in this certificate first above
written:

Notary Public

