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Page 1 of 3

Rhonda Francis Summit County Recorder

02/28/2020 10:18:36 AM Fee \$40.00

By REAL ADVANTAGE TITLE INSURANCE AGENCY, LLC

Electronically Recorded

Send Tax Statements To:

Grantee

Patrick O'Donnell and

Rochelle O'Donnell

672 N 75 E

Coalville, UT 84017

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## WARRANTY DEED

File #: 20448PC

Tax Parcel No.: CCS-1

Patrick A. O'Donnell and Rochelle S. O'Donnell

GRANTOR, hereby CONVEY(S) AND WARRANT(S) TO

Patrick O'Donnell and Rochelle O'Donnell, husband and wife as joint tenants

GRANTEE,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Summit County, State of Utah, described as follows:

See Exhibit 'A'

Also known by street and number as: 672 North 75 East, Coalville, UT 84017

Subject to easements, restrictions, and rights of way appearing of record and enforceable in law and equity, and general property taxes for the year 2020 and thereafter.

Witness, the hand of said Grantor, this 24<sup>th</sup> day of February, 2020

By: [Signature]  
Patrick A. O'Donnell

By: [Signature]  
Rochelle S. O'Donnell

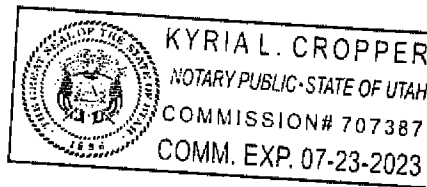
STATE OF UT

COUNTY OF Summit

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of February, 2020,  
by  
Patrick A. O'Donnell and Rochelle S. O'Donnell,

the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed  
the same.

[Signature]  
Notary Public



**EXHIBIT "A"**

**ALL OF LOT 1, IN THE CEDAR CREST SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SUMMIT COUNTY, STATE OF UTAH.**

**TOGETHER WITH A CENTERLINE DESCRIPTION OF A 24 FOOT PRIVATE DRIVEWAY FROM COALVILLE MAIN STREET TO THE SOUTHERLY LINE OF LOT 1.**

**BEGINNING AT A POINT WHICH IS NORTH 1354.33 FEET FROM THE SOUTHWEST CORNER SECTION 4, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, (SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF COALVILLE MAIN STREET AND CENTERLINE OF AN EXISTING DIRT ROAD) AND RUNNING THENCE SOUTH 83°46'51" EAST 448.01 FEET; THE NORTH 40°46'26" EAST 44.25 FEET; THENCE SOUTH 25°20'25" EAST 16.69 FEET; THENCE SOUTH 80°22'39" EAST 61.25 FEET; THENCE NORTH 79°08'59" EAST 74.59 FEET; THENCE SOUTH 63°05'28" EAST 90.48 FEET; THENCE NORTH 81°03'07" EAST 32.03 FEET; THENCE NORTH 58°53'56" EAST 36.37 FEET; THENCE NORTH 82°37'44" EAST 37.14 FEET THENCE NORTH 06°14'37" EAST 29.51 FEET; THENCE NORTH 41°11'35" EAST 62.04 FEET; THENCE NORTH 44°43'42" EAST 89.45 FEET; THENCE NORTH 62°39'04" EAST 50.31 FEET; THENCE NORTH 01°47'24" WEST 76.74 FEET TO THE WESTERLY LINE OF LOT NO. 1.**

**Parcel No. CCS-1**