

Mail Recorded Deed and Tax Notice To:

Steven Palmer and Sally Palmer  
12001 Milona Drive  
Draper, UT 84020

ENT **106843**: 2015 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2015 Nov 30 11:27 AM FEE 13.00 BY VM  
RECORDED FOR Cottonwood Title Insurance Ag  
ELECTRONICALLY RECORDED



File No.: 80137-ZF

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## WARRANTY DEED

**Steven Palmer and Sally Palmer**

**GRANTOR(S)** of Draper, State of Utah, hereby Conveys and Warrants to  
**S & S Palmer Company, LLC, a Utah limited liability company**

**GRANTEE(S)** of Draper, State of Utah

**for the sum of Ten and no/100 (\$10.00) DOLLARS**

and other good and valuable consideration, the following described tract of land in **Utah** County, State of Utah:

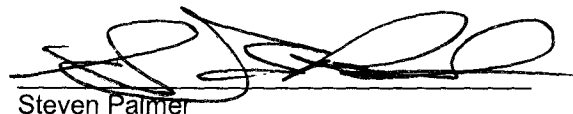
**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** 65-084-0057 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2015 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 25th day of November, 2015.



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Steven Palmer



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Sally Palmer

STATE OF UTAH

COUNTY OF UTAH *Salt Lake*

The foregoing instrument was acknowledged before me this 25th of November, 2015 by Steven Palmer and Sally Palmer.

*[Signature]*  
Notary Public



**EXHIBIT "A"**

All of Lot No. 18, contained within PLAT "A", CRANBERRY FARMS, a planned residential development, as the same is identified in the Plat Map recorded in Utah County, Utah, as Entry No. 126541:2004 of the official records of the County Recorder of Utah County, Utah (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Conditions, and Restrictions of Cranberry Farms, recorded in Utah County, Utah as Entry No. 126542:2004 of the official records of the County Recorder of Utah County, Utah (as said Declaration may have heretofore been supplemented), together with an undivided percentage of ownership interest in the Association.

LESS AND EXCEPTING THEREFROM a portion of land in fee for the "Frontrunner South Commuter Rail", a Utah Transit Authority project, being part of the Grantor's property defined as Lot 18, Plat "A", Cranberry Farms Subdivision, according to the official plat thereof, situate in Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and described as follows:

Beginning at a point on the West line of the Union Pacific right of way and the Northeast corner of said Lot 18; thence South 08°10'29" West 5.19 feet along the East line of said Lot 18; thence North 42°12'34" West 3.25 feet to a point on the North line of said Lot 18; thence North 46°53'07" East 4.00 feet along said North line to said railroad right of way and point of beginning.