

WHEN RECORDED, MAIL TO:
ANDREW D. JAMES, Trustee of
THE CHERRYPOINT JAMES FAMILY TRUST
5513 W. 11000 N. #301
Highland, UT 84003

SPECIAL WARRANTY DEED

JOSHUA G. JAMES, grantor(s)
of ALPINE, County of UTAH, State of UTAH, hereby CONVEY(s) and WARRANT(s) against all
claiming by, through or under HIM to

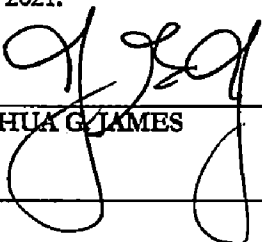
ANDREW D. JAMES, Trustee of THE CHERRYPOINT JAMES FAMILY TRUST, dated
March 1, 2015, grantee(s)
of HIGHLAND, County of UTAH, State of UTAH, for ten Dollars and other good and valuable
consideration, the following described tract of land in UTAH County, State of Utah, to-wit:

BEGINNING AT A POINT LOCATED SOUTH 00°47'40" WEST ALONG THE
SECTION LINE 2513.90 FEET FROM THE NORTH QUARTER CORNER OF
SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND
MERIDIAN; THENCE NORTH 77°57'53" EAST 744.45 FEET; THENCE SOUTH
00°47'43" WEST 301.42 FEET; THENCE SOUTH 89°41'52" WEST 726.00 FEET TO
SAID QUARTER SECTION LINE; THENCE NORTH 00°47'40" EAST 150.00 FEET
TO THE POINT OF BEGINNING.

Tax ID# 11-045-0286

SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing of
record or enforceable in law and equity and taxes for the year 2021 and each year thereafter.

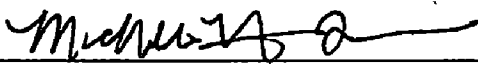
WITNESS the hand(s) of said grantor(s), this 4th day of June, 2021.



JOSHUA G. JAMES

STATE OF UTAH
COUNTY OF UTAH } SS.

On the 4 day of June, 2021, personally appeared before me, JOSHUA G. JAMES, the signer(s) of the
foregoing instrument, who duly acknowledged to me that HE executed the same.



Notary Public.

