



ENT 108138:2021 PG 1 of 5
Andrea Allen
Utah County Recorder
2021 Jun 14 02:10 PM FEE 40.00 BY IP
RECORDED FOR Provo Land Title Co.
ELECTRONICALLY RECORDED

86559-20

After Recording Mail To:
SNA-TM LLC
P.O. Box 57220
Salt Lake City, UT 84157-0220

Space Above This Line for Recorder's Use

WARRANTY DEED

Taylor Legal Holdings, LLC; Cindy Robyn Taylor, as Personal Representative of the Estate of Paul Edwin Taylor (also known as Paul E. Taylor and Paul Taylor), Deceased, under Probate Case No. 193400145 filed in the Fourth Judicial District Court in and for Utah County, State of Utah; Bonnie Lynn Wadley and Bonnie Wadley, GRANTORS, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **SNA-TM LLC, a Utah limited liability company**, of P.O Box 57220, Salt Lake City, Utah; GRANTEE, hereby CONVEY AND WARRANT unto said GRANTEE, the following lands lying in Utah County, State of Utah:

ALL OF THAT PROPERTY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED
HERETO AND MADE A PART HEREOF;

TOGETHER WITH all rights, licenses, interests, privileges and appurtenances belonging, or in anywise pertaining, to said Property, subject only to easements, rights of way and restrictions of record.

Tax Serial Numbers: 43-093-0001; 13-033-0100; 13-033-0059; 13-033-0077; 13-033-0099.

Witness our hands on this 9th day of June, 2021

Grantors:

Taylor Legal Holdings, LLC

Cindy Robyn Taylor
by: Cindy Robyn Taylor
Its: Manager

Cindy Robyn Taylor
Cindy Robyn Taylor, as Personal Representative

Bonnie Lynn Wadley
Bonnie Lynn Wadley

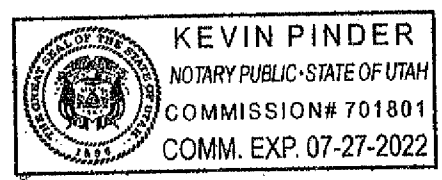
Bonnie Wadley
Bonnie Wadley

STATE OF UTAH
COUNTY OF UTAH

On this 9th day of June, 2021, personally appeared Cindy Robyn Taylor, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say she is the manager of Taylor Legal Holdings, LLC, and said document was signed by her on behalf of said Limited Liability Company by Authority of its Articles or Certificate of Organization, Operating Agreement, Bylaws and/or Resolution of its Member(s), and said Cindy Robyn Taylor acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.


Kevin Pinder
Notary Public



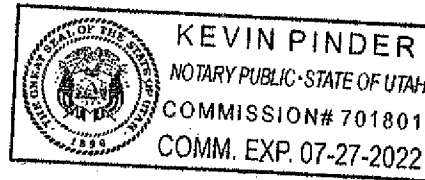
STATE OF UTAH
COUNTY OF UTAH

On this 9th day of June, 2021, personally appeared Cindy Robyn Taylor, as Personal Representative of the Estate of Paul Edwin Taylor, also known as Paul E. Taylor and Paul Taylor, Deceased, under Probate Case No. 193400145 filed in the Fourth Judicial District Court in and for Utah County, State of Utah, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, acknowledged to me she executed the same.

Witness my hand and official seal.




Notary Public



STATE OF UTAH
COUNTY OF UTAH

On this 9th day of June, 2021, personally appeared Bonnie Lynn Wadley, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, acknowledged to me she executed the same.

Witness my hand and official seal.




Notary Public



STATE OF UTAH
COUNTY OF UTAH

On this 9th day of June, 2021, personally appeared Bonnie Wadley, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, acknowledged to me she executed the same.

Witness my hand and official seal.



Notary Public

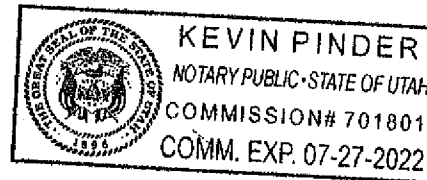


EXHIBIT A

PARCEL 1:

LOT 1, PLAT "A", JACK AND BONNIE WADLEY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND RECORDED OCTOBER 8, 1999 AS ENTRY NO. 109125 IN MAP NO. 8257 IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.

(For information purposes: known as Tax ID No. 43-093-0001)

PARCEL 2:

COMMENCING NORTH 966.6 FEET AND EAST 1712.57 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°16'45" EAST 485.65 FEET; THENCE SOUTH 1326.41 FEET; THENCE NORTH 89°13'4" WEST 6.42 FEET; THENCE SOUTH 89°59'39" WEST 488.58 FEET; THENCE NORTH 1348.46 FEET; THENCE EAST 9.48 FEET; THENCE SOUTH 0°19'9" WEST 15.98 FEET TO THE POINT OF BEGINNING.

ALSO COMMENCING NORTH 322.59 FEET AND EAST 2198.17 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 561 FEET; THENCE SOUTH 144.64 FEET; THENCE NORTH 66°16'16" WEST 36.05 FEET; THENCE NORTH 97.13 FEET; THENCE WEST 468.01 FEET; THENCE NORTH 82°13'44" WEST 45.64 FEET; THENCE SOUTH 6.17 FEET; THENCE WEST 14.77 FEET; THENCE NORTH 33 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM any portion lying within Timpview Meadows Phase 1 and Timpview Meadows Phase 2, according to the Official Plats thereof on file and of record in the Office of the Utah County Recorder.

(For information purposes: known as Tax ID No. 13-033-0100)

PARCEL 3:

COMMENCING NORTH 289.59 FEET AND EAST 2258.18 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 467.99 FEET; THENCE SOUTH 97.13 FEET; THENCE NORTH 66°16'16" WEST 40.58 FEET; THENCE NORTH 81°22'30" WEST 174.06 FEET; THENCE NORTH 75°40'45" WEST 168.38 FEET; THENCE NORTH 82°13'44" WEST 96.49 FEET TO THE POINT OF BEGINNING.

(For information purposes: known as Tax ID No. 13-033-0059)

PARCEL 4:

COMMENCING NORTH 960.49 FEET AND EAST 2198.17 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°16'45" EAST 561.04 FEET; THENCE SOUTH 630.84 FEET; THENCE WEST 561 FEET; THENCE NORTH 637.9 FEET TO THE POINT OF BEGINNING.

(For information purposes: known as Tax ID No. 13-033-0077)

PARCEL 5:

COMMENCING SOUTH 365.91 FEET AND EAST 2198.17 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 655.5 FEET; THENCE EAST 14.77 FEET; THENCE SOUTH 0°0'1" EAST 655.71 FEET; THENCE NORTH 89°13'4" WEST 14.77 FEET TO THE POINT OF BEGINNING.

(For information purposes: known as Tax ID No. 13-033-0099)

PARCEL 5A:

TOGETHER WITH A RIGHT OF WAY AND EASEMENT AS SET FORTH IN THAT CERTAIN QUIT-CLAIM DEED, RECORDED OCTOBER 8, 1999 AS ENTRY NO. 109128 IN BOOK 5239 AT PAGE 306 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 0°05'09" EAST ALONG SECTION LINE 295.76 FEET AND EAST 2212.47 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG AN EXISTING FENCE THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 82°13'44" EAST 142.14 FEET; THENCE SOUTH 75°40'45" EAST 168.38 FEET; THENCE SOUTH 81°22'30" EAST 174.06 FEET; THENCE SOUTH 66°16'16" EAST 88.26 FEET; THENCE SOUTH 1°09'56" EAST 45.41 FEET; THENCE SOUTH 89°14'02" EAST 253.84 FEET; THENCE NORTH 86°12'03" EAST 8.50 FEET; THENCE SOUTH 89°57'40" EAST 6.37 FEET; THENCE SOUTH 0°02'20" WEST 33.00 FEET; THENCE NORTH 89°57'40" WEST 5.26 FEET; THENCE SOUTH 86°12'03" WEST 8.71 FEET; THENCE NORTH 89°14'02" WEST 287.06 FEET; THENCE NORTH 1°09'56" WEST 56.25 FEET; THENCE NORTH 66°16'16" WEST 62.82 FEET; THENCE NORTH 81°22'30" WEST 171.33 FEET; THENCE NORTH 75°40'45" WEST 168.13 FEET; THENCE NORTH 82°13'44" WEST 135.75 FEET; THENCE NORTH 33.31 FEET TO THE POINT OF BEGINNING.