

WHEN RECORDED MAIL TO:  
DAVE NABROTZKY  
109 E 3700 N  
PROVO, UTAH 84604

ENT 108722 : 2021 PG 1 of 2  
Andrea Allen  
Utah County Recorder  
2021 Jun 15 11:15 AM FEE 40.00 BY SA  
RECORDED FOR Inwest Title - Orem #1  
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY \_\_\_\_\_

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 284236  
MAIL TAX NOTICE TO: DAVE NABROTZKY

# WARRANTY DEED

## PATTI BILLINGS

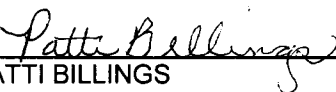
OF PROVO , COUNTY OF UTAH , STATE OF UTAH GRANTOR(S)  
HEREBY CONVEY AND WARRANT TO  
DAVID J NABROTZKY, TRISHA LYNN NABROTZKY, JONATHAN W  
NABROTZKY, ALL AS JOINT TENANTS. GRANTEE(S)  
OF PROVO , COUNTY OF UTAH , STATE OF UTAH  
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UT:

(36-187-0001)

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2021 AND THEREAFTER.

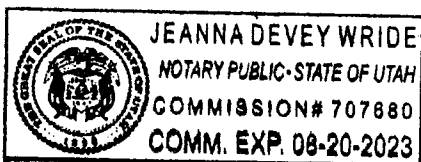
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 8th day of June, 2021.


  
PATTI BILLINGS

## ACKNOWLEDGMENT

STATE OF UTAH )  
(ss.  
COUNTY OF UTAH )

On June 8, 2021, personally appeared before me **PATTI BILLINGS**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.



  
NOTARY PUBLIC

My Commission Expires: AUGUST 20, 2023  
Residing at: UTAH COUNTY



374 WEST CENTER STREET  
OREM, UT 84057

**EXHIBIT "A"**

LOT 1, PLAT A, CANYON COVE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.

ALSO PART VACATED STREET, PLAT A, CANYON COVE SUBDIVISION DESCRIBED AS FOLLOWS:  
COMMENCING NORTH 0°0'20" EAST 14.95 FEET AND SOUTH 89°59'40" EAST 186.9 FEET FROM WEST QUARTER CORNER SECTION 19, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; ALONG A CURVE TO LEFT (CHORD BEARS SOUTH 43°4'11" EAST 20.28 FEET, RADIUS = 15 FEET); SOUTH 85°35'39" EAST 118.04 FEET; SOUTH 0°32'42" EAST 13.56 FEET; ALONG A CURVE TO RIGHT (CHORD BEARS: NORTH 82°30'37" WEST 71.58 FEET, RADIUS = 1020.24 FEET); ALONG A CURVE TO LEFT (CHORD BEARS: NORTH 81°25'36" WEST 48.17 FEET; RADIUS = 1488.92 FEET); ALONG A CURVE TO RIGHT (CHORD BEARS: NORTH 41°26'57" WEST 19.64 FEET; RADIUS = 15 FEET); NORTH 0°32'42" WEST 6.21 FEET TO BEGINNING.