

Mail Tax Notices to:

25 N 300 W  
HENEFER, UT 84033

SET #20-02-016

**01129493 B: 2561 P: 1346**

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Rhonda Francis Summit County Recorder

03/24/2020 12:21:57 PM Fee \$40.00

By SUMMIT ESCROW & TITLE

Electronically Recorded

**WARRANTY DEED**

CV RES FUND I, LLC, GRANTOR(S), for the sum of Ten Dollars and other good and valuable consideration, do(es) hereby CONVEY AND WARRANT to

**BREANNA WRIGHT AND TRAVIS WRIGHT, AS JOINT TENANTS**

GRANTEE(S), the following described land situated in the County of SUMMIT, State of Utah, to-wit:

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way currently of record and general property taxes for the year 2020 and thereafter.

Tax Identification #HT-120-A.

Dated this 17<sup>th</sup> day of March, 2020.

CV RES FUND I, LLC

BY: CLEAR VUE REAL ESTATE SERVICES, LLC, MANAGER OF CV RES FUND I, LLC

(Signature)  
BY: MATT REGAN, PRESIDENT OF CLEAR VUE REAL ESTATE SERVICES, LLC

STATE OF California  
COUNTY OF Orange )  
:ss.

On the 17 day of March, 2020, personally appeared before me, MATT REGAN, who being by me duly sworn, did say that he is the PRESIDENT of CLEAR VUE REAL ESTATE SERVICES, LLC, which is the MANAGER of CV RES FUND I, LLC, a limited liability company, and that said instrument was signed on behalf of said companies by authority of the operating agreements and he duly acknowledged to me that said companies executed the same.

(Signature)  
Notary Public

My Commission Expires: 10/03/2022  
Residing at Orange County CA, Utah

SEE CALIFORNIA  
ACKNOWLEDGMENT  
DATE 03/17/ INITL TRJ  
2020

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange )

On March 17 2020 before me, Teresa D. Lewis, Notary Public  
(insert name and title of the officer)

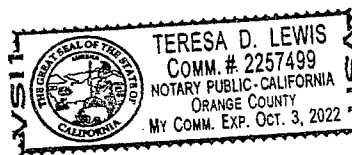
personally appeared Matt Regan,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Teresa D. Lewis

(Seal)



## EXHIBIT A

HT-120-A

COMMENCING AT A POINT WHICH IS EAST 2161.5 FEET; THENCE SOUTH 30°40' EAST 156.84 FEET; THENCE SOUTH 60°24' WEST 160 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING AND RUNNING THENCE SOUTH 60°24' WEST 370.63 FEET, MORE OR LESS TO THE HILLMAN RICHINS PROPERTY LINE; THENCE SOUTH 12°01' EAST 71.3 FEET; THENCE NORTH 70°23' EAST 71 FEET; THENCE NORTH 60°24' EAST 324.93 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED JUNE 6, 1962, IN BOOK "W" OF WARRANT DEEDS, AT PAGE 632, AS ENTRY No. 95306, WHEREIN DEAN M. SMITH AND GWEN D. SMITH, HIS WIFE, ARE NAMED AS GRANTORS AND KENNETH E. DAWSON AND WILMA N. DAWSON, HIS WIFE, ARE NAMED AS GRANTEEES; THENCE NORTH 30°40' WEST 90 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT A POINT WHICH IS EAST 2161.5 FEET AND SOUTH 30°40' EAST 156.84 FEET FROM THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 30°40' EAST ALONG THE WEST SIDE OF THIRD STREET 90.00 FEET; THENCE SOUTH 60°24' WEST 160.00 FEET; THENCE NORTH 30°40' WEST 90 FEET; THENCE NORTH 60°24' EAST 160.00 FEET TO THE POINT OF BEGINNING.

LESS; FENCE LINE AGREEMENT IN BOOK 1059 PAGE 601 RECORDS OF THE SUMMIT COUNTY RECORDER.