

When recorded mail to (Tax Mailing Address):
Grantee
12896 S. Pony Express Parkway, Suite 400
Draper, UT 84020
MTC File No. 279592

WARRANTY DEED

Steven G. Smith and Leona Kay Smith who mistakenly acquired title as Leone Kay Smith, husband and wife, as joint tenants, with full rights of survivorship, GRANTOR(S), for good and valuable consideration, hereby convey(s) and warrant(s) to

Utah Real Estate Ventures, LLC, a Utah limited liability company,

as GRANTEE(S), the following real property located in Utah County, State of Utah, described as:

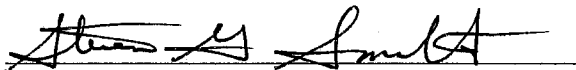
A portion of the Southeast Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

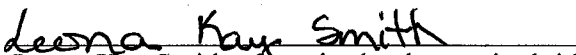
Beginning at a point located N0°51'28"E along the Quarter Section Line 544.02 feet from the South 1/4 Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base & Meridian; thence N0°51'28"E along the Quarter Section Line 938.77 feet; thence East 1221.97 feet to the west line of Eagle Mountain Boulevard; thence southeasterly along the arc of a 2437.50 foot radius non-tangent curve to the right (radius bears: S67°38'00"W) 492.97 feet through a central angle of 11°35'16" (chord: S16°34'22"E 492.13 feet); thence S79°41'28"W 158.22 feet; thence West 579.69 feet; thence South 423.22 feet; thence N89°34'16"W 34.39 feet; thence S0°25'44"W 42.80 feet; thence West 34.71 feet; thence N89°08'32"W 85.00 feet; thence S88°21'59"W 53.05 feet; thence West 295.03 feet; thence N0°51'28"E 25.26 feet; thence N89°08'32"W 138.96 feet to the point of beginning.

Tax Parcel No. 59-034-0131

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

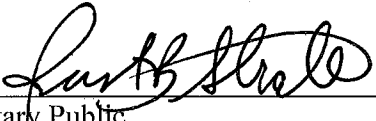
In witness whereof, the grantors have executed this instrument this 22 day of November, 2019.


Steven G. Smith


Leona Kay Smith who mistakenly acquired title as Leone Kay Smith

STATE OF UTAH)
)
:SS
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 22 day of November, 2019, by Steven G. Smith and Leona Kay Smith who mistakenly acquired title as Leone Kay Smith .



Notary Public

