



MAIL TAX NOTICE TO
Gary and Gwen Heslington Family Trust
613 West 1700 North
Orem, UT 84057

ENT 127095:2022 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Dec 27 10:13 am FEE 40.00 BY CS
RECORDED FOR HESLINGTON, GARY

Warranty Deed

Order No. 7-050109

Dell B. Walker or Jo Ann H. Walker, as Trustees of the DB and JH Walker Trust dated January 8, 1990

of Provo, County of Utah, State of UTAH, Grantor, hereby CONVEY and WARRANT to

Gary Heslington and Gwen Heslington, Trustees of the Gary and Gwen Heslington Family Trust dated May 4, 1999 and Restated July 1, 2019

of Provo, County of Utah, State of UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Utah County, State of UTAH:

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. Backman Title Services, Ltd. hereby expressly disclaims any responsibility or liability for the accuracy, enforceability, legality, or content thereof.

See Attached Legal Description

Parcel No.: 21-027-0041

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record

WITNESS, the hand(s) of said Grantor(s), this 22nd of November AD., 2022

Signed in the Presence of:

The DB and JH Walker Trust dated January 8, 1990

Dell B. Walker Trustee
Dell B. Walker, Trustee

Jo Ann H. Walker Trustee
Jo Ann H. Walker, Trustee

STATE OF Utah)
County of Washington) SS.

The foregoing instrument was acknowledged before me this 17th day of December ^(AC) 2022, by Dell B. Walker or Jo Ann H. Walker, as Trustees of the DB & JH Walker Trust dated January 8, 1990.

Adriana K. Carlos
Notary Public
My Commission Expires: 10/05/2024

Residing at: St. George, UT. 84770

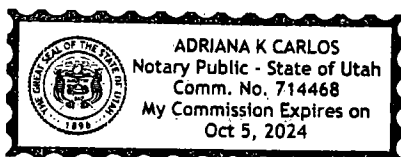


EXHIBIT "A"**LEGAL DESCRIPTION**

Commencing South 1360.18 feet and West 193.3 feet from the Northwest corner of Section 4, Township 7 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 89°55'30" East 1498.99 feet; thence South 0°57'19" East 46.22 feet; thence South 89°8'17" East 84.24 feet; thence North 7°30'11" West 129.23 feet; thence North 3°15'15" East 129.48 feet; thence North 89°55'30" West 39.49 feet; thence North 0°5'16" East 10 feet; thence North 0°5'10" East 3.3 feet; thence East 438.35 feet; thence South 2°29'40" East 447.5 feet; thence South 85°40'18" East 268.06 feet; thence South 5°49'16" West 72.18 feet; thence North 81°29'49" West 281.48 feet; thence North 88°37'37" West 77.8 feet; thence North 84°36'47" West 210.88 feet; thence South 63°21'19" West 8.24 feet; thence South 1°42'44" East 47.44 feet; thence North 89°42'36" West 1726.72 feet; thence North 19°46'49" East 83.53 feet; thence North 17°36'48" East 28.03 feet; thence North 7°56'41" East 44.15 feet; thence North 1°12'18" East 147.89 feet to the point of beginning.

Also subject to and together with a 16.5 ft. wide right-of-way in favor of F. Arnold Horton and Kathleen Ann Horton, Dell B. Walker and Jo Ann H. Walker and the Robins Family Trust, the centerline of which right-of-way is described as follows: Beginning at a point on the north line of the Boat Harbor Drive, which beginning point is South 2657.89 ft. and East 1527.73 ft. (based upon the Utah State Plane Coordinate System, Central Zone, bearings of Section lines, NAD 27) from the Northwest Corner of Section 4, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence by the following 6(six) courses: (1) North 2°44'31" West 590.54 ft; thence (2) North 1°42'42" West 449.79 ft; thence (3) North 25°39'28" West 115.84 ft; thence (4) North 24° 35'11" West 106.09 ft; thence (5) North 7°30'11" West 137.22 ft; thence (6) North 3°15'15" East 139.51 ft., more or less, to the South property line of the Robins Family Trust Property.

Parcel No.: **21-027-0041**