

Recording Requested by:
First American Title Insurance Company
346 West Center Street
Orem, UT 84057
(801)762-0011

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
David Nielsen and Lisel Nielsen
1498 East 1200 South
Springville, UT 84663

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **395-6150631 (TN)**
A.P.N.: **41-083-0008**

Chad Peterson, married man, Grantor, of **Springville, Utah** County, State of **UT**, hereby CONVEY AND WARRANT to


David C Nielsen and Lisel Nielsen, husband and wife, Grantee, of **Springville, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

LOT 8, PLAT B, HOBBLECREEK ESTATE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, UTAH.

ALSO, COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, PLAT B, HOBBLECREEK ESTATES SUBDIVISION; WHICH POINT IS NORTH 89°43'53" WEST 1409.34 FEET AND NORTH 1570.47 FEET FROM THE SOUTHEAST CORNER SECTION 3, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°41'45" EAST 105.61 FEET ALONG THE SOUTH LINE OF SAID LOT 8; THENCE SOUTH 00°18'26" EAST 22 FEET; THENCE NORTH 89°41'45" WEST 105.93 FEET; THENCE NORTH 00°01'19" EAST 22 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this July 21, 2021.



Chad Peterson

STATE OF Utah)
County of Utah)ss.

On July 21, 2021, before me, the undersigned Notary Public, personally appeared **Chad Peterson**, personally known to me (or 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 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.

WITNESS my hand and official seal.



My Commission Expires: 5-4-2025

Notary Public

