

ENT 133196:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Sep 01 04:29 PM FEE 40.00 BY MA
RECORDED FOR First American - Orem
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Company
578 South State Street
Orem, UT 84058
(801)224-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Bach Land and Development, LLC
11650 South State Street Suite 300
Draper, UT 84020

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

WARRANTY DEED

Escrow No. **320-6066310 (RD)**
A.P.N.: **25-063-0024**

3TD LLC, Grantor, of **Pleasant Grove, Utah** County, State of **Utah**, hereby CONVEY AND WARRANT to

Bach Land and Development, LLC, a **Utah limited liability company**, Grantee, of **Draper, Salt Lake** County, State of **Utah**, 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**:

See Attached Exhibit "A"

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

A.P.N.: 25-063-0024

Warranty Deed - continued .

File No.: 320-6066310 (RD)

Witness, the hand(s) of said Grantor(s), this 8/31/2020.

3TD LLC, Utah Limited Liability Company

By: [Signature]
Name: Michael Lynn Hatch
Title: Manager

STATE OF Utah)
County of Utah) ss.

On August 31, 2020, before me, the undersigned Notary Public, personally appeared **3TD LLC, Utah Limited Liability Company by: Michael Lynn Hatch, Manager**, 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: 2-21-2022

[Signature]
Notary Public

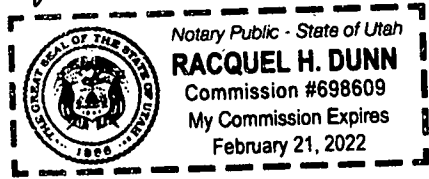


EXHIBIT "A "

Escrow No. **320-6066310 (RD)**
A.P.N.: **25-063-0024**

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH A DISTANCE OF 43.23 FEET; THENCE EAST 593.84 FEET; THENCE NORTH 89°23'45" EAST A DISTANCE OF 349.12 FEET TO THE REAL POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE ARC OF A 1453.00-FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 49.28 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 1°56'36" AND A CHORD THAT BEARS NORTH 47°40'53" WEST A DISTANCE OF 49.28 FEET; THENCE NORTH 48°39'11" WEST A DISTANCE OF 499.37 FEET; THENCE NORTH 0°38'13" EAST A DISTANCE OF 182.55 FEET; THENCE NORTH 89°47'21" EAST A DISTANCE OF 157.28 FEET; THENCE NORTH 2°12'45" WEST A DISTANCE OF 138.86 FEET; THENCE NORTH 88°01'57" EAST A DISTANCE OF 13.33 FEET; THENCE NORTH 0°00'00" WEST A DISTANCE OF 631.37 FEET; THENCE SOUTH 90°00'00" EAST A DISTANCE OF 494.99 FEET; THENCE SOUTH 0°00'00" WEST A DISTANCE OF 533.98 FEET; THENCE NORTH 86°54'01" EAST A DISTANCE OF 7.80 FEET; THENCE SOUTH 0°00'00" WEST A DISTANCE OF 780.48 FEET; THENCE SOUTH 89°23'45" WEST A DISTANCE OF 258.74 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING PARCEL WHICH IS KNOWN AS LOT 15 OF THE SUMMERSPRINGS SUBDIVISION PRELIMINARY PLAT AND CONTAINS AN EXISTING HOME:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST A DISTANCE OF 1093.75 FEET AND NORTH A DISTANCE OF 611.98 FEET TO THE REAL POINT OF BEGINNING; THENCE NORTH 0°00'00" WEST A DISTANCE OF 115.30 FEET; THENCE SOUTH 90°00'00" EAST A DISTANCE OF 87.59 FEET; THENCE SOUTH 0°33'26" WEST A DISTANCE OF 115.31 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 86.47 FEET TO THE POINT OF BEGINNING.

THE LESS AND EXECPTING PARCEL SHALL MAINTAIN THE RIGHT OF INGRESS AND EGRESS ON TO 770 WEST STREET. PARCEL SHALL ALSO MAINTAIN ITS CULINARY WATERWELL AND SEWER SEPTIC SYSTEM UNTIL DEVELOPMENT PROVIDES THOSE UTILITIES TO THE LOT