

Mail Recorded Deed and Tax Notice To:  
Phase One Properties, L.L.C., a Utah limited liability company  
163 South 200 East  
American Fork, UT 84003



File No.: 144019-KIU

ENT 133454:2021 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Jul 30 1:54 pm FEE 40.00 BY AS  
RECORDED FOR COTTONWOOD TITLE

## WARRANTY DEED

Ron J. Zeeman aka Ron Zeeman and Cherie M. Zeeman aka Cherie Zeeman, husband and wife as joint tenants

**GRANTOR(S)** of Payson, State of Utah, hereby Conveys and Warrants to

Phase One Properties, L.L.C., a Utah limited liability company

**GRANTEE(S)** of Payson, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

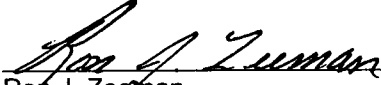
**SEE EXHIBIT A ATTACHED HERETO**

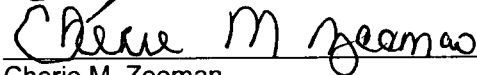
**TAX ID NO.:** 30-084-0067 and 30-084-0068 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 28th day of July, 2021.

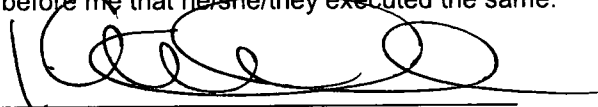
  
 Ron J. Zeeman

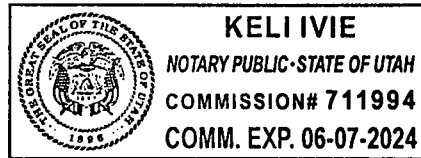
  
 Cherie M. Zeeman

STATE OF UTAH

COUNTY OF UTAH

On this 28th day of July, 2021, before me, personally appeared Ron J. Zeeman, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

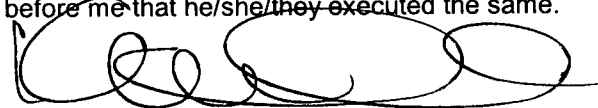
  
 Notary Public

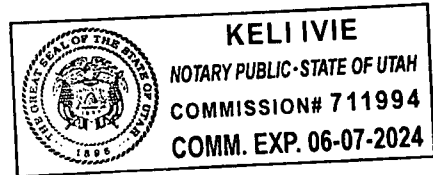


STATE OF UTAH

COUNTY OF UTAH

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 Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

Commencing 13.38 chains South and 2.24 chains South 89°00'00" West of the Northeast corner of the Northwest quarter of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°00'00" West 2.24 chains; thence South 9.84 chains; thence North 89°00'00" East 2.24 chains; thence North 9.84 chains to the beginning.

PARCEL 2:

Commencing South 13.38 chains and South 89°00'00" West 4.472 chains from the Northeast corner of the Northwest quarter of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°00'00" West 6.708 chains; thence South 73°33'48" West 40.05 feet; thence South 01°05'28" East 651.73 feet; thence North 62°33'18" East 29.30 feet; thence North 89°00'00" East 6.708 chains; thence North 9.84 chains to the point of beginning.

LESS AND EXCEPTING from Parcels 1 and 2, any portion lying within the bounds of the following described tract of land, as disclosed by that certain Quitclaim Deed recorded July 29, 1998 as Entry No. 75170 in Book 4718 at Page 34 in the Utah County Recorder's Office, to-wit:

Beginning at a point which lies South 1548.03 feet and West 375.32 feet, according to Utah Coordinate Bearings, Central Zone, from the North one quarter corner of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian, and running thence North 01°05'28" West 337.24 feet; thence West 111.42 feet; thence North 01°05'28" West 308.78 feet; thence North 88°34'40" East 340.13 feet; thence South 00°03'19" East 327.94 feet; thence South 00°40'49" East 322.29 feet; thence South 88°55'41" West 220.48 feet to the point of beginning.