

MAIL TAX NOTICE TO
Grantee
1455 West 200 South
Lindon UT 84042

Order No. 7-045596 / ACC

ENT136359:2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 Sep 09 08:47 AM FEE 40.00 BY SS
RECORDED FOR Backman Orem
ELECTRONICALLY RECORDED

Warranty Deed

Mitchell Development, L.C., a Utah limited liability company

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

Dirt Road Dollars LLC, a Utah limited liability company

of Lindon County of **Utah**, State of **Utah**, 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:

Beginning at a point on the South side of the Legacy Farms at Spanish Fork Subdivision, Plat C4-C that is South 0°16'04" East along the Section line 662.91 feet and West 395.98 feet from the East ¼ corner of Section 17, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence along said subdivision South 0°16'09" East 13.41 feet to the corner of the Legacy Farms at Spanish Fork Subdivision, Plat 5A; thence along said Plat 5A the following 4 courses: West 0.42 feet; thence South 0°16'09" East 267.41 feet; thence South 0°36'25" East 60.00 feet; thence South 0°16'08" East 319.62 feet to the North side of the Legacy Farms at Spanish Fork Subdivision, Plat 2A; thence along said Plat 2A South 89°42'00" West 365.40 feet; thence North 47°14'14" West 0.01 feet to the Northwest corner of the Legacy Farms at Spanish Fork Subdivision, Plat 13A; thence along said Plat 13A the following 2 courses: South 89°42'00" West 109.66 feet; thence South 89°05'34" West 451.08 feet; thence South 89°32'34" West along a fence line and concrete canal bank 396.57 feet; thence North 0°21'26" West 658.13 feet; thence along the South side of Legacy Farms at Spanish Fork Subdivision, Plat C8 the following 5 courses: North 89°33'12" East 66.24 feet; thence North 15°27'59" East 11.66 feet; thence South 89°21'24" East 132.51 feet; thence North 89°01'56" East 186.02 feet; thence North 89°56'11" East 198.48 feet to the Southwest corner of said Plat C4-C; thence North 89°53'04" East 737.39 feet to the point of beginning.

Parcel No: 27-012-0015, 27-012-0016

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

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.

