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

Order No. 7-045596 / ACC

ENT 136359: 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.

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Page 2 of 2 Parcel No: 27-012-0015 and 27-012-0016	
WITNESS, the hand(s) of said Grantor(s), this	of <u>August</u> AD, <u>2020</u>
Signed in the Presence of:	
Witness:	
Attest:	Mitchell Development, L.C., a Utah limited liability company By Its Member: The Robert Scott Mitchell Family Trust
Secretary	By: Robert Scott Mitchell, Trustee
STATE OF Utah ) County of Utah )	
The foregoing instrument was acknowledged before me this 24 day of August, 2020  By Robert Scott Mitchell, Trustee of The Robert Scott Mitchell Family Trust  the Member of Mitchell Development, L.C., a Utah limited liability company.	
Notary Public  My Commission Expires: 09-10-20  Residing at:	ASHLEY SMITH  NOTARY PUBLIC - STATE OF UTAH  COMMISSION # 702241  COMM. EXP. 09-10-2022

Warranty Deed