

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:

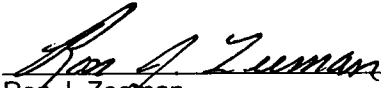
SEE EXHIBIT A ATTACHED HERETO

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

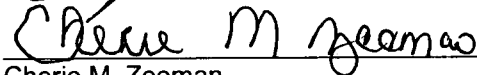
SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 28th day of July, 2021.



 Ron J. Zeeman

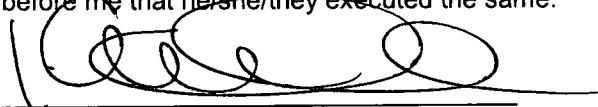


 Cherie M. Zeeman

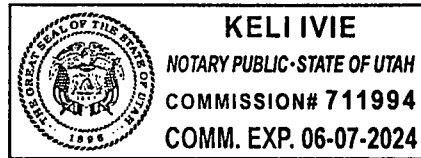
STATE OF UTAH

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.



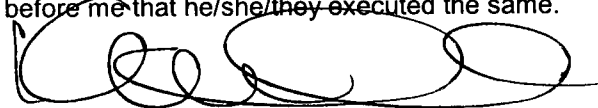
 Notary Public



STATE OF UTAH

COUNTY OF UTAH

On this 28th day of July, 2021, before me, personally appeared Cherie M. 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



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.

Mail Tax Notice To:
Phase One Properties, LLC
a Utah limited liability company
163 South 200 East
American Fork, UT 84003

QUIT-CLAIM DEED

Jeffrey D. Zeeman and Terrie Lynn Zeeman, *Grantors*, hereby QUITCLAIMS to **Phase One Properties, L.L.C. Grantee**, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tracts of land in Utah County, State of Utah:

Beginning at a point located South 0°29'00" East along section line 572.30 feet and East 1260.18 feet from the Northwest Corner of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°53'15" East 80.66 feet; thence North 88°08'01" East 187.72 feet; thence along the southerly boundary of Springside Meadows Residential Subdivision Plat "N" the following two courses and distances: 1) North 88°08'01" East 199.35 feet, and 2) North 88°46'33" East 887.18 feet; thence North 88°50'55" East 42.20 feet; thence along a fence line the following four courses and distances: 1) South 1°32'18" West 332.26 feet, 2) South 89°05'42" West 163.33 feet, 3) South 0°03'19" East 327.93 feet, and 4) South 0°40'49" East 322.32 feet; thence South 88°55'41" West 365.79 feet; thence South 88°10'21" West 243.30 feet; thence North 1°05'28" West 651.35 feet; thence South 88°40'26" West 529.73 feet; thence South 0°24'16" East 0.70 feet; thence South 89°09'57" West 70.68 feet; thence North 1°13'27" West 329.81 feet to the point of beginning.
Area = 19.682 Acres

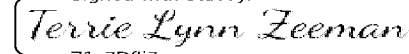
Parcel Tax Ids: 30:084:0123, 30:084:0067, 30:084:0065, 30:084:0068

WITNESS the hand of said *Grantors*, this 21st day of April, 2023.

Signed with Stavvy:

4nObNFNjP

Jeffrey D. Zeeman

Signed with Stavvy:

Z1z7Dfj7

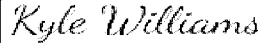
Terrie Lynn Zeeman

STATE OF UTAH)

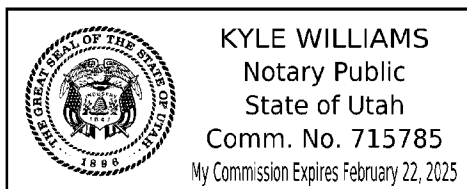
: ss.

COUNTY OF UTAH)

On the 21st day of April, 2023, personally appeared before me Jeffrey D. Zeeman and Terrie Lynn Zeeman, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

Signed with Stavvy:

1Y71NCNav

Notary Public



Notarized remotely via audio/video communication using Stavvy

COURTESY RECORDING ONLY
Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.