

WHEN RECORDED, MAIL TO:

Grantee
1134 North 210 West
American Fork, UT 84003



ENT 148176:2021 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Aug 25 12:00 pm FEE 40.00 BY JG
RECORDED FOR HOLLAND, PRIMROSE L

Special Warranty Deed

CLAYTON E. HOLLAND and PRIMROSE L. HOLLAND, Trustees, or their successor in trust as Trustee of THE C&P FAMILY LIVING TRUST under agreement dated May 23, 2007, Grantor, of American Fork, County of Utah, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under the grantor to CLAYTON E. HOLLAND, Grantee, of American Fork, County of Utah, State of Utah, for the sum of TEN AND NO/100-----DOLLARS, and other good and valuable considerations the following described tracts of land in Utah County, State of Utah, to-wit:

PARCEL 1:

Lot 213, PLAT "I", HILL CREST ACRES, according to the official plat thereof, as recorded in the office of the Utah County Recorder.

Parcel Identification No. 41-201-0213.


PARCEL 2:

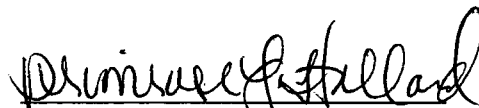
BEGINNING at the Southeast corner of said entire tract, which point is 2152.85 feet South and 571.21 feet West and 306.87 feet South 0°00'05" West from the North Quarter Corner of Section 11, Township 5 South, Range 1 East, and running thence South 89°07'00" West 19.88 feet along the Southerly boundary line of said entire tract to the Easterly boundary line of Hill Crest Acres, Plat "I", thence North 0°00'05" West 101.66 feet along said Easterly line to the Northeast corner of Lot 213 of Hill Crest Acres, Plat "I", thence North 89°43'20" East 19.88 feet to the Easterly boundary line of said entire tract; thence South 0°00'05" East 101.45 feet along said Easterly boundary line to the point of beginning.

Parcel Identification No. 12-058-0104.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 25th day of August, 2021.
Signed in the presence of


CLAYTON E. HOLLAND, Trustee

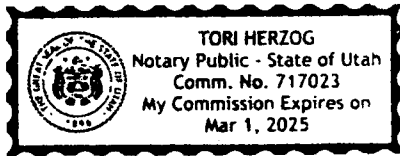

PRIMROSE L. HOLLAND, Trustee

STATE OF UTAH

ss.

COUNTY OF Utah

On the 25th day of August, 2021, personally appeared before me CLAYTON E. HOLLAND and PRIMROSE L. HOLLAND, Trustees, or their successor in trust as Trustee of THE C&P FAMILY LIVING TRUST under agreement dated May 23, 2007, the signer(s) of the above instrument, who duly acknowledged to me that they executed the same.



Tori Herzog
Notary Public

My Commission Expires: March 1st 2025
Residing at American Fork, UT
ITS # 717023