

When recorded mail tax info to:
Ross Varner
939 West 1400 South
Lehi, UT 84043
File #220352

WARRANTY DEED

Tiffany Oldham,

Grantor(s), of Utah County, Utah, for the sum of \$10.00, and other valuable consideration, hereby CONVEY(S) AND WARRANT(S) to:

Ross Varner,

Grantee(s), whose address is 939 West 1400 South, Lehi, UT 84043.the following described tract of land situated in Utah County, State of Utah:

Parcel 1:

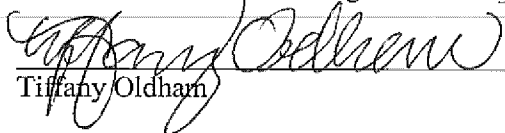
BEGINNING AT A POINT WHICH LIES NORTH 0°11'42" WEST 77.92 FEET ALONG THE SECTION LINE AND EAST 324.13 FEET FROM THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°15'00" East 658.57 FEET; THENCE SOUTH 0°15'00" WEST 69.30 FEET; THENCE WEST 6.31 FEET; THENCE SOUTH 0°33'18" WEST 668.10 FEET; THENCE WEST 651.51 FEET TO AN EXISTING FENCE; THENCE NORTH 0°28'01" EAST 746.02 FEET ALONG SAID FENCE AND IT'S EXTENSION TO THE POINT OF BEGINNING.

Effecting Tax Serial No. 24-005-0018 and 24-040-0037

Together with all appurtenant water, including Water Right 51-7408 and Strawberry Water

SUBJECT TO easements, rights of way, restrictions, and reservations of record whether they be enforceable at law or in equity and property taxes for the current year.

WITNESS the hand of said grantors this 31st day of August, 2021.



Tiffany Oldham

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 31 day of August, 2021, personally appeared Tiffany Oldham, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names is/are subscribed to this instrument and acknowledged to me that he/she/they executed the same in their authorized capacities, and that by their signatures on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.



NOTARY SIGNATURE

