

Recording Requested by:
First American Title Insurance Company
578 South State Street
Orem, UT 84058
(801)224-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Marina Black
831 E 50 S
American Fork, UT 84003

ACCOMMODATION RECORDING ONLY.
FIRST AMERICAN TITLE MAKES NO
REPRESENTATION AS TO CONDITION
OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR AFFECT OF DOCUMENT.

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **320-6079857 (RD)**
A.P.N.: **13-058-0352**

Marina Black, Grantor, of **American Fork**, **Utah** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Jared Troyna and Marina Black, husband and wife as joint tenants, Grantee, of **American Fork**, **Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2020 and thereafter.

Witness, the hand(s) of said Grantor(s), this

9/30/2020

A.P.N.: 13-058-0352

Special Warranty Deed - continued

File No.: 320-6079857 (RD)

Marina Black
Marina Black

STATE OF Utah)
County of Utah) ss.

On September 30, 2020, before me, the undersigned Notary Public, personally appeared **Marina Black**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 2.21.2022

Racquel H. Dunn
Notary Public

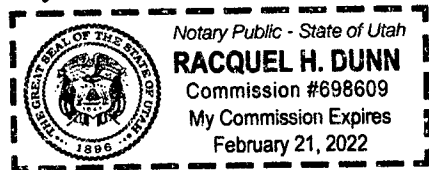


EXHIBIT 'A'

File No.: **320-6079857 (RD)**

Property: **831 E 50 S, American Fork, UT 84003**

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 624.72 FEET NORTH 89°45'23" WEST ALONG THE SECTION LINE AND 202.91 FEET SOUTH 0°41'49" WEST FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 24, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE SOUTH 89°23'55" EAST 53.22 FEET; THENCE SOUTH 0°52'34" WEST 123.55 FEET ALONG A FENCE LINE; THENCE SOUTH 0°03'42" EAST 178.50 FEET ALONG A FENCE LINE; THENCE NORTH 89°45'06" WEST 55.20 FEET ALONG THE NORTH LINE OF 50 SOUTH STREET, AMERICAN FORK, UTAH; THENCE NORTH 0°41'49" EAST 302.38 FEET ALONG A FENCE LINE TO THE POINT OF BEGINNING.

TOGETHER WITH AND LESS AND EXCEPTING THEREFROM ANY PORTION CONVEYED IN CORRECTED BOUNDARY LINE AGREEMENT, RECORDED AS ENTRY NO. 146310:2004, RECORDS OF UTAH COUNTY, UTAH

A.P.N. 13-058-0352