

Recording requested by:
Rudd & Hawkes Title Insurance Agency LLC

Mail Tax Notice To:
Jason Turner
498 S. 940 W. OREM, UT 84058

File Number: GH21-646
Parcel ID: 13-020-0048

Warranty Deed

Jason Conley and Emily Conley

Grantor

of Lehi, Utah
herby CONVEYS and WARRANTS to

Jason Turner

Grantee

of Lehi, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Utah County, State of Utah, to-wit:

A parcel of land located in the Northwest Quarter of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said parcel being part of an entire tract, and being more particularly described as follows: Beginning at a point on the Grantors' Northerly deed line, said point also being on a fence line, said fence line being a Boundary Line Agreement recorded on February 28, 2006, as Entry No. 23621 :2006, on file in the Utah County Recorder's Office, said point lies 897.88 feet South 89°42'39" West along the section line and 226.47 feet South from the North Quarter Comer of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 81.01 feet along the Grantors' Northerly deed line to a point on the Grantors' Westerly deed line; thence South 00°53'28" West 1 06.91 feet to a point on a wire fence line; thence South 89°59' 13" East 81.90 feet along said wire fence line to a point on a wire fence line, said fence line being on the aforementioned Boundary Line Agreement; thence along said fence line and Boundary Line Agreement North 00°24'48" East 1 06.92 feet to the point of beginning. Basis of bearing: Utah State Plane Coordinate System - Central Zone: South 89°42'39" West from the North Quarter Comer of Section 17 to the Northwest Comer of Section 17.

Tax Serial No: 13-020-0048

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this 2nd of September, 2021

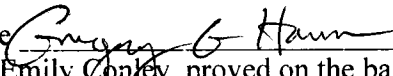


Jason Conley

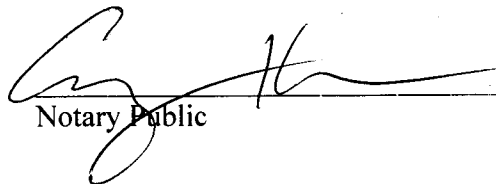


Emily Conley

STATE OF UTAH
COUNTY OF UTAH

On this 2nd day of September, 2021, before me , a notary public, personally appeared Jason Conley and Emily Conley, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



Notary Public

