

WHEN RECORDED MAIL TO:  
AF10, LLC  
520 S. 850 E. #A100  
Lehi, UT 84043  
File Number: 1828950LW

**WARRANTY DEED**

**Dixie Fenn Jones, as Trustee of the Dixie Fenn Family Inter Vivos Recovable Trust Agreement dated March 1, 1994** GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to  
**AF10, LLC, a Utah limited liability company** GRANTEE

the following tract of land in Utah, County, State of UTAH, to-wit

See Exhibit "A"

TAX ID NUMBER FOR PROPERTY: 45-221-0002 and 45-221-0004

\*\*\* Note: No water rights are being transfered/conveyed with this Warranty Deed.

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2019 and thereafter.

WITNESS the hand of Grantor, this 9th day of May, 2019.

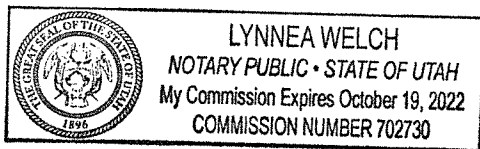
Dixie Fenn Family Inter Vivos Recovable Trust Agreement  
dated March 1, 1994

*Dixie Fenn Jones Trustee*  
By Dixie Fenn Jones  
Its Trustee

STATE OF: Utah

COUNTY OF: Utah

On this 9th day of May, 2019, personally before me appeared Dixie Fenn Jones, who proven on the basis of satisfactory evidence is the trustee(s) of The Dixie Fenn Family Inter Vivos Recovable Trust Agreement dated March 1, 1994, and that said document was signed by him/her on behalf of said trust by authority of the trust governing documents, and acknowledged to me that said trust executed the same.



*Lynnea Welch*  
\_\_\_\_\_  
Notary Public  
Residing In:  
Commission Expires:

## EXHIBIT A

File No.: 1828950LW

## LEGAL DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 22 AND THE NORTH HALF OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 550.09 FEET AND WEST 2162.11 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27 (NORTH QUARTER CORNER OF SECTION 26 BEING N89°48'57"E 2652.92 FEET FROM SAID NORTHEAST CORNER OF SECTION 27);

THENCE S00°07'40"E 414.48 FEET; THENCE S89°52'02"W 150.85 FEET; THENCE S26°45'40"W 47.24 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 53°29'03" AND A LONG CHORD BEARS S00°01'09"W 13.50 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 63.19 FEET (CURVE HAVING A CENTRAL ANGLE OF 57°28'15" AND A LONG CHORD BEARS S02°00'45"W 60.58 FEET); THENCE S00°00'58"E 123.78 FEET; THENCE N89°31'53"W 601.01 FEET; THENCE N00°58'19"E 498.80 FEET; THENCE S89°19'23"E 250.00 FEET; THENCE N00°58'19"E 160.57 FEET; THENCE S89°01'53"E 50.71 FEET; THENCE ALONG THE ARC OF A 1076.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 65.48 FEET (CURVE HAVING A CENTRAL ANGLE OF 03°29'12" AND A LONG CHORD BEARS N89°13'32"E 65.47 FEET); THENCE N87°28'56"E 364.86 FEET; THENCE S55°17'33"E 39.47 FEET TO THE POINT OF BEGINNING.

BEING PART OF LOT 1 AND LOT 2, PLAT A, LLOYD/CHADWICK SUBDIVISION

The following is for informational purposes only:

Tax ID No. 45-221-0002

Tax ID No. 45-221-0004

WHEN RECORDED, MAIL TO:  
American Fork City  
51 East Main Street  
American Fork, Utah 84003



ENT 63072:2020 PG 1 of 2  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 May 11 3:50 pm FEE 40.00 BY MA  
RECORDED FOR AMERICAN FORK CITY

## WARRANTY DEED

AF10  
American Fork City

Affecting Tax ID No: 45:221:0008  
Project: AF 10 Annexation

**Norman B. Chadwick and Tresa L. Chadwick**, as Grantor, hereby CONVEYS AND WARRANTS to, AF10, LLC, a Utah limited liability company, Grantee, for the sum of ten (10) Dollars, and other good and valuable considerations, the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land for the dedication of future 620 South road, situate in Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is North 567.75 feet and West 2534.83 feet from the Southeast corner said Section 22; and running:

Thence along the arc of a 1500.00 foot radius curve to the left a distance of 7.25 feet (curve having a central angle of 00°16'37" and a long chord bearing N89°14'44"E 7.25 feet); thence North 89°06'26" East 332.40 feet; thence South 55°17'33" East 0.81 feet; thence South 87°28'56" West 340.60 feet; thence North 10.15 feet to the point of beginning.

The above described parcel contains 1,805 square feet in area or 0.04 acres.

IN WITNESS WHEREOF, said \_\_\_\_\_ has caused this instrument to be executed by its proper officers thereunto duly authorized, this 15<sup>th</sup> day of April, A.D. 20 20.

Tresa Chadwick

Norman Chadwick

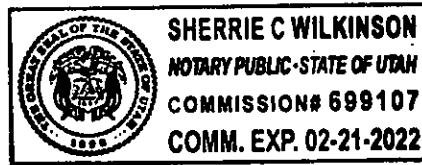
Tresa Chadwick

Type or print name of grantor

NORMAN Chadwick

Type or print name of grantor

STATE OF Utah )  
 ) ss.  
COUNTY OF Utah )



On the date first above written personally appeared before me, \_\_\_\_\_, who, being by me duly sworn, says that he is the \_\_\_\_\_ of \_\_\_\_\_, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of \_\_\_\_\_ and said \_\_\_\_\_ acknowledged to me that said corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

[Signature]  
Notary Public