

After Recording Return To:  
Weston Broderick Ostler  
944 South Left Fork Hobble Creek Road  
Springville, UT 84663

ENT 176577:2021 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2021 Oct 15 02:58 PM FEE 40.00 BY IP  
RECORDED FOR Skyline Title, LLC  
ELECTRONICALLY RECORDED

File Number: 2021-226

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## Warranty Deed

**Jason Nielson**, (henceforth referred to as "Grantor")

for the sum of TEN DOLLARS (\$10) and other good and valuable consideration, hereby conveys and warrants to

**Weston Broderick Ostler**, (henceforth referred to as "Grantee")

the following tract of land in Utah County, State of UTAH, more particularly described as follows:

A portion of Lot 10, Plat "A", and a portion of Lot 1, Plat "B", Mountain Air Estates Subdivision, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah, more particularly described as follows:

Beginning at a point located North 89°35'38" East along the Section line 653.92 feet and South 0°11'24" East 404.82 feet from the North quarter corner of Section 16, Township 7 South, Range 4 East, Salt Lake Base and Meridian; thence North 83°44'28" East 1,045.82 feet to the Westerly right-of-way line of Hobble Creek Canyon Road; thence along said right-of-way the following 12 (twelve) courses: South 27°06'00" West 17.21 feet; thence along the arc of a 1,028.00 foot radius curve to the left 89.37 feet through a central angel of 4°58'52" (chord: South 24°36'34" West 89.34 feet); thence South 22°07'08" West 60.64 feet; thence along the arc of a 1,972.00 foot radius curve to the right 123.25 feet through a central angel of 3°34'52" (chord: south 23°54'34" West 123.23 feet) to a point of reverse curvature; thence along the arc of a 228.00 foot radius curve to the left 117.86 feet through a central angel of 29°37'00" (chord: South 10°53'30" West 116.55 feet); thence South 3°55'00" East 90.36 feet; thence along the arc of a 272.00 foot radius curve to the right 164.10 feet through a central angel of 34°34'00" (chord: South 13°22'00" West 161.62 feet); thence South 30°39'00" West 177.14 feet; thence along the arc of a 1,528.00 foot radius curve to the left 208.02 feet through a central angel of 7°48'00" (chord: South 26°45'00" West 207.86 feet); thence South 22°51'00" West 313.09 feet; thence along the arc of a 628.00 foot radius curve to the left 100.84 feet through a central angel of 9°12'00" (chord: South 18°15'00" West 100.73 feet); thence South 13°39'00" West 103.00 feet to the Southeast corner of said

Lot 10; thence North 39°06'00" West 125.04 feet; thence North 89°57'09" West 614.92 feet, the previous 2 (two) courses along the South line of said Lot; thence South 84°51'50" West 1,110.18 feet; thence North 976.60 feet; thence South 89°57'10" East along said Lot 917.37 feet; thence South 3°25'22" East along said Lot 95.47 feet; thence South 89°40'48" East along said Lot 370.70 feet; thence North 0°11'24" West along said Lot 458.87 feet to the point of beginning.

The following is shown for information purposes only: Tax ID No. 46-408-0013

Subject to all restrictions, easements, and rights-of-way of record and current property taxes.

IN WITNESS WHEREOF, grantor has executed this Warranty Deed on the ~~14~~<sup>15</sup>th day of October, 2021.

Jason Nielson  
Jason Nielson

COUNTY OF Chesterfield)

:SS

STATE OF Virginia)

The foregoing instrument was acknowledged before me on the October ~~14~~<sup>15</sup>th, 2021 by Jason Nielson



Larica Lorraine Coston  
NOTARY PUBLIC

Notarized online using audio-video communication