

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 South  
American Fork, UT 84003

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

## **SPECIAL WARRANTY DEED**

Escrow No: **320-6175689 (RD)**  
A.P.N.: **13-058-0370**

**Jared Troyna and 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

**Marina Black, Married Woman**, 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**:

**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.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

A.P.N.: 13-058-0370

Special Warranty Deed - continued

File No.: 320-6175689 (RD)

Witness, the hand(s) of said Grantor(s), this 11/1/2021.

Jared Troyna  
Jared Troyna

Marina Black  
Marina Black

STATE OF Utah )  
COUNTY OF Utah ) Ss.

On November 1, 2021, personally appeared before me, **Jared Troyna and Marina Black**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Racquel H. Dunn  
Notary Public  
Racquel H. Dunn  
(Printed Name)  
My Commission expires: 2-21-2022 {Seal or Stamp}

