

**WHEN RECORDED RETURN TO:**

**GRANTEE**  
10924 Bellbrook Cr.  
Highlands Ranch, CO 80130



ENT 18844:2023 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2023 Mar 28 10:20 am FEE 40.00 BY AR  
RECORDED FOR NIELSEN, BRIAN

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## **WARRANTY DEED**

MARCUS KENT NIELSEN AND JULIE C. NIELSEN AS TRUSTEES OF THE NIELSEN FAMILY TRUST, DATED FEBRUARY 12, 2013

**GRANTOR**

NATHAN B. SMART

**GRANTEE**

Of **DOUGLAS** County and State of Colorado, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract(s) of land in UTAH County and State of UTAH described as follows:

**LOT 4, PLAT "A", ALPINE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.**

**ALSO:**

**COMENCING SOUTH 369.67 FEET AND WEST 3298.89 FEET FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89DEGREES 21'39' WEST 115.29 FEET; THENCE SOUTH 77.52 FEET; THENCE EAST 115.48 FEET; THENCE NORTH 0 DEGREES 08'41' WEST 78.81 FEET TO THE POINT OF BEGINNING.**

**Tax Serial No. 34-098-0007**

Also known by street and number of: 632 EAST 300 NORTH, ALPINE, UTAH 84004.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2023 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this March 21, 2023

THE NIELSEN FAMILY TRUST

Julie C. Nielsen  
JULIE C. NIELSEN, TRUSTEE

Marcus K. Nielsen  
MARCUS KENT NIELSEN, TRUSTEE

STATE OF TENNESSEE            )  
  )ss.  
COUNTY OF KNOX             )

On the 21<sup>st</sup> day of March 2023, personally appeared before me JULIE C. NIELSEN, TRUSTEE, AND MARCUS K. NIELSEN, TRUSTEES OF THE NIELSEN FAMILY TRUST DATED FEBRUARY 12, 2013, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they/ executed the same.

Witness my hand and official seal.

TERRI ABBOTT  
Notary Public

