

MAIL TAX NOTICE TO:

Double A Partners, LLC, a Utah limited liability company
95 West 200 North, #2
Spanish Fork, UT 84660

WARRANTY DEED

Walter Jan Johnson, **GRANTOR**, hereby CONVEYS AND WARRANTS to Double A Partners, LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in Utah County, State of Utah described as follows:

The land referred to herein is situated in the County of Utah, State of Utah, and is described as follows:

Beginning at a point North 89°31'36" East along the North section line 1224.63 feet and South 00°46'15" West 607.22 feet from the Northwest corner of Section 15, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 00°46'15" West along an existing wire fence line 321.42 feet to an existing wire fence line; thence North 89°13'45" West along said wire fence line 41.99 feet; thence North 01°15'00" East 2.46 feet to the Southeast corner of the Johnson Property as contained in that certain Quit Claim Deed recorded December 16, 2009 with Entry No. 128732:2009; thence North 88 3/4° West 10.28 chains (North 88°45' West 678.48 feet); thence North 1 1/4° East 4.87 chains (North 01°15' East 321.42 feet); thence South 88 3/4° East 10.28 chains (South 88°45' East 678.48 feet; thence South 1 1/4° West 2.45 feet (South 01°15' West) to an existing wire fence; thence South 89°13'45" East along said existing wire fence 39.30 feet to the point of beginning.

Less and Excepting:

Beginning at a point that is North 89 deg. 31'36" East 527.38 feet and South 00 deg. 27'30" West along the centerline of 2300 West Street 584.17 feet and North 88 deg. 45'00" West 10.73 feet from the Northwest corner of Section 15, Township 9 South, Range 2 East, Salt Lake Base & Meridian; and running thence South 00 deg. 40'01" West along the West edge of the asphalt road 321.44 feet; thence North 88 deg. 45'00" West 16.39 feet; thence North 01 deg. 15'00" East 321.42 feet; thence South 88 deg. 45'00" East 13.12 feet to the point of beginning.

Tax ID No. 30-050-0109

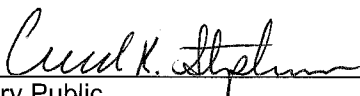
Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 19th day of November, 2021.


Walter Jan Johnson

State of Utah
County of Utah

On this 19th day of November, 2021, personally appeared before me, the undersigned Notary Public, Walter Jan Johnson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: November 24, 2022

