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WHEN RECORDED MAIL TO:
Grantee
3760 Highland Drive, Suite 505
Salt Lake City, Utah 84104
MTC File No. 102100c

ENT 197667:2003 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2003 Dec 17 4:06 pm FEE 16.00 BY SN
RECORDED FOR MERIDIAN TITLE COMPANY

WARRANTY DEED

ARLO F. JOHNSON, Trustee of the ARLO F. JOHNSON 2003 TRUST, as to an undivided 50% interest and HUITAU ALLRED JOHNSON, Trustee of the HUITAU ALLRED JOHNSON 2003 TRUST, as to an undivided 50% interest, **GRANTORS**, of Utah County State of Utah, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, do hereby **CONVEY and WARRANT** to

MT. SARATOGA, INC., a Utah Corporation,

as **GRANTEE**, the following described real property situated in Utah County, State of Utah, to-wit:

PARCEL 3A:

A parcel of ground located in the Southeast Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian described as follows:

Commencing at a point on the Easterly boundary of the Utah Power and Light Corridor, which lies thence North 89 degrees 10'59" West; 424.28 feet from the East Quarter Corner of said Section 21; thence South 04 degrees 43'35" West, 877.37 feet; thence North 89 degrees 33'29" West, 882.23 feet; thence North 00 degrees 26'31" East, 881.12 feet; thence South 89 degrees 10'59" East, 947.80 feet to the point of beginning.

PARCEL 3B:

A parcel of ground located in the Southeast Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian described as follows:

Commencing at the East Quarter Corner of said Section 21 thence South 00 degrees 23'51" West, 872.14 feet; thence North 89 degrees 33'29" West, 360.13 feet; thence North 04 degrees 43'35" East, 876.51 feet; thence South 89 degrees 10'59" East, 293.98 feet; to the point of beginning.

Part of Utah County Tax Parcel Nos. 58-034-0314.

RESERVING TO THE GRANTORS a temporary easement for ingress, egress, development roadway access, public utilities and drainage over, across and under the property conveyed hereunder. Said easement shall benefit the remaining portion of Utah County Tax Parcel No. 58-034-0016 (the Remainder Parcel) owned by the Grantors and said Easement shall terminate upon the conveyance by Grantors hereunder to the Grantee or the Grantee's successor of the full Remainder Parcel. Said Easement shall be redescribed and limited by the Grantor to a 56 foot

Easement hereunder at such time as the Grantor presents to the Grantee a development plan for the development of the Remainder Parcel which plan is reasonably acceptable to the Grantee or its successor.

SUBJECT to any overlaps in the legal description arising from the fact that the Section is oversized and some of the descriptions assume a one-mile section.
Subject to general property taxes for the current year and thereafter.
Subject to Rollback Taxes due under the 1969 Farmland Assessment Act.
Subject to easements, conditions, covenants and restrictions of record.

In witness whereof, the grantors have executed this instrument this 16 day of ~~November~~
~~December~~, 2003.

ARLO F. JOHNSON, Trustee of the ARLO F. JOHNSON 2003 TRUST,

Arlo F. Johnson
ARLO F. JOHNSON, Trustee

HUITAU ALLRED JOHNSON, Trustee of the HUITAU ALLRED JOHNSON 2003 TRUST,

Huitau Allred Johnson
HUITAU ALLRED JOHNSON, Trustee

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 16 day of ~~November~~^{December}, 2003 by ARLO F. JOHNSON, Trustee of the ARLO F. JOHNSON 2003 TRUST, as to an undivided 50% interest and HUITAU ALLRED JOHNSON, Trustee of the HUITAU ALLRED JOHNSON 2003 TRUST, as to an undivided 50% interest, who duly acknowledged to me that it was executed by authority.

Allan Boldt
NOTARY PUBLIC

