MAIL TAX NOTICE TO Trevor Wardrop 216 W 400 S Orem, UT 84058 ENT 206000: 2021 PG 1 of 1 Andrea Allen Utah County Recorder 2021 Dec 13 12:47 PM FEE 40.00 BY MG RECORDED FOR Backman FPTP ELECTRONICALLY RECORDED

Warranty Deed

Order No. 7-048956

Lars Peter Christensen

Parcel No.: 18-007-0152

of Orem, County of Utah, State of UTAH, Grantor, hereby CONVEY and WARRANT to

Trevor Wardrop

of **Orem**, County of **Utah**, State of **UT**, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah** County, State of UTAH:

Commencing at the South One-Quarter Corner of Section 15, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°09'56" East along the section line 1236.17 feet; thence departing said section line and running North 37.40 feet to the point of beginning. Said point being located on the North Line of 400 South Street; thence North 00°22'20" East 143.51 feet, thence South 88°34'52" East 74.915 feet to a point located in North-South fence line; thence South 01°41'07" West along said fence line 142.92 feet to a point located on the North line of 400 South Street; thence departing said fence line and running North 89°02'22" West along said Street line 71.63 feet to the point of beginning.

Less and excepting any portion lying within the bounds of 400 South Street.

SUBJECT TO: County and/or City Taxes not delinquent; E Covenants, Conditions, Restrictions, Rights-of-Way, Easemen				linquent and
WITNESS, the hand(s) of said Grantor(s), this 9th	of	December	AD.,	2021
Signed in the Presence of:	L	Petu	Chit	
<u> </u>	Lars Po	eter Christens	en	
STATE OF Utah) SS. County of Salt Lake)				
The foregoing instrument was acknowledged before me this	9th	day of	December, 2021	
Notary Public My Commission Expires:	Residi	Not My	ARICE ALLEN-HOWI ary Public State of U' Commission Expires (August 19, 2022 omm, Number, 70163	tah on: