



ENT 210483:2020 PG 1 of 2  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Dec 31 1:09 pm FEE 40.00 BY LT  
RECORDED FOR BUCKWALTER, BRIANT A

**SPECIAL WARRANTY DEED**

**WHEN RECORDED, RETURN TO:**

Robert Strain  
257 North 100 East  
Provo, UT 84606

Tax Parcel Nos. 12-019-0012 <sup>01-067-0068</sup> ~~01-067-0068~~ 21-009-0088

(Space above for Recorder's use only.)

**Briant A. Buckwalter ("Grantor")**, for the sum of \$10.00 and other good and valuable consideration, hereby conveys and warrants against all who claim by, through, or under the Grantor to **Robert Strain** and **Dallin Henrie**, as tenants in common, ("**Grantees**"), the following described properties (the "**Properties**") situated in Utah County, Utah:

See Exhibit "A" attached hereto and by this reference incorporated herein.

TOGETHER WITH all of Grantor's interest, if any, in and to all buildings, landscaping, walkways on, and fixtures attached to, such land and other physical improvements located on or affixed to such land, and all appurtenant easements and rights-of-way and all other appurtenances in any way appertaining to such land including, without limitation, all oil, gas, mineral rights owned by Grantor, and all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such real property, if any.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of December 31, 2020.

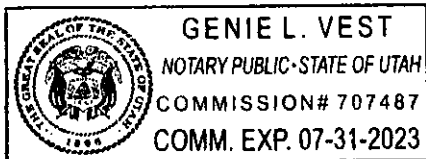
**GRANTOR:**

Briant A. Buckwalter

State of Utah )  
  ) ss  
County of Utah )

The foregoing instrument was acknowledged before me this 31<sup>GLV</sup> day of December, 2020, by Briant A. Buckwalter, who duly acknowledged to me that he executed the foregoing Special Warranty Deed.

Notary Public



## EXHIBIT "A"

## Legal Descriptions of Properties

Serenity Cove: Commencing at a fence corner which is 330.5 feet East of the Southwest corner of Lot 10, Block 71, Plat "A", of the Lehi City of Building Lots; thence North  $00^{\circ}55'14''$  East 206.5 feet to the South line of 500 North Street; thence North  $88^{\circ}52'20''$  East 43.07 feet along said street; thence South  $00^{\circ}55'14''$  West 129.72 feet; thence South  $88^{\circ}53'10''$  East 121.43 feet; thence South  $01^{\circ}32'08''$  West 75.2 feet; thence West 163.69 feet to the place of beginning.

University House: Commencing 3.94 chains South and 6.89 chains North  $89^{\circ}15'$  West of the Northeast corner of Section 1, Township 7 South, Range 2 East, Salt Lake Base and Meridian; running thence West 49.5 feet; thence South 74 feet; thence East 49.5 feet; thence North 74 feet to the beginning.

LaGrande: Commencing 11.14 chains South and 1.61 chains East of the Northwest Corner of the Southeast Quarter of Section 6, Township 7 South, Range 3 East, Salt Lake Base and Meridian; running thence North  $1^{\circ}$  East 35.00 feet to the South line of 3rd North Street; thence South  $89^{\circ}50'$  East 132.00 feet; thence South  $1^{\circ}$  West 51.00 feet; thence North  $89^{\circ}51'$  West 132.00 feet ; thence North  $1^{\circ}$  East 16.00 feet to the place of beginning.