

WHEN RECORDED MAIL TO:  
HUNTER HOLDEN  
714 E 500 N  
PLEASANT GROVE UT 84062

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY \_\_\_\_\_

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 280126  
MAIL TAX NOTICE TO: HUNTER HOLDEN  
714 E 500 N PLEASANT GROVE UT 84062

ENT 27835:2021 PG 1 of 2  
Andrea Allen  
Utah County Recorder  
2021 Feb 12 02:38 PM FEE 40.00 BY DA  
RECORDED FOR Inwest Title - Orem #1  
ELECTRONICALLY RECORDED

# WARRANTY DEED

**CLAIR W. MILLER**

GRANTOR(S)

OF PLEASANT GROVE, COUNTY OF UTAH, STATE OF UT  
HEREBY CONVEY AND WARRANT TO

~~HUNTER HOLDEN~~ and **ALLISON HOLDEN** *ADD HUNTER HOLDEN, wife and husband,  
as joint tenants* GRantee(S)


OF PLEASANT GROVE, COUNTY OF UTAH, STATE OF UT  
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UT:

**(14-036-0015)**

**See Attached Exhibit "A"**

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR  
THE YEAR 2021 AND THEREAFTER.

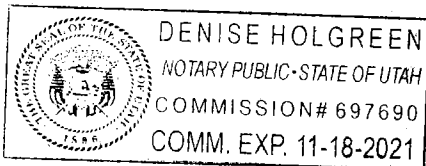
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 11th day of February, 2021.

  
\_\_\_\_\_  
CLAIR W. MILLER

## ACKNOWLEDGMENT

STATE OF UTAH )  
(ss.  
COUNTY OF UTAH )

On February 11, 2021, personally appeared before me **CLAIR W. MILLER**, the signer(s) of the foregoing instrument,  
who duly acknowledged to me that he/she/they executed the same.



  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: *11-18-21*  
Residing at: COUNTY



597 S. PLEASANT GROVE BLVD., STE 6  
PLEASANT GROVE, UT 84062

COMMENCING AT A POINT IN THE SOUTH LINE OF FOURTH NORTH STREET, PLEASANT GROVE, UTAH, WHICH POINT OF BEGINNING IS 1763.45 FEET NORTH ALONG THE QUARTER SECTION LINE AND 5.18 FEET EAST 475.2 FEET NORTH 0°29' EAST AND 101.0 FEET NORTH 82°14' EAST FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°29' WEST 112.0 FEET; THENCE EAST 76.0 FEET; THENCE NORTH 0°29' EAST 122.36 FEET TO THE SOUTH LINE OF SAID FOURTH NORTH STREET; THENCE SOUTH 82°14' WEST ALONG SAID STREET LINE 76.71 FEET TO THE POINT OF BEGINNING.

SITUATE IN UTAH COUNTY, STATE OF UTAH.