

MAIL TAX NOTICES TO GRANTEE AT:  
210 WEST 600 NORTH  
LEHI, UT 84043

ENT32030:2022 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2022 Mar 14 02:36 PM FEE 40.00 BY CH  
RECORDED FOR GT Title Services  
ELECTRONICALLY RECORDED



Property Reference Information:

Tax Parcel No(s): **01:069:0166**

Property Address(es) (if any):

**210 WEST 600 NORTH, LEHI, UT 84043**

**WARRANTY DEED**

**Sara B. Shepard** ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

**Eric Bowers** ("Grantee")

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

**See Attached Exhibit "A"**

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2022** and thereafter.

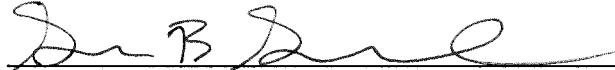
[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **SL48665S**  
Tax Parcel No(s): **01:069:0166**  
Property Address(es) (if any):  
**210 WEST 600 NORTH, LEHI, UT 84043**

**-Signature Page to Warranty Deed-**

Witness the hand of Grantor this 11 day of **MARCH, 2022**.



**Sara B. Shepard**

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

On this 11 day of **March, 2022**, personally appeared before me **Sara B. Shepard**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.

  
NOTARY PUBLIC

*Information for Reference Purposes:*

File No.: **SL48665S**

Tax Parcel No(s): **01:069:0166**

Property Address(es):

**210 WEST 600 NORTH, LEHI, UT 84043**

**EXHIBIT "A"**  
**Legal Description**

COMMENCING 18.135 CHAINS NORTH AND 14.00 CHAINS WEST FROM THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS ALSO THE NORTHWEST CORNER OF THE INTERSECTION OF SIXTH NORTH AND SECOND WEST STREETS, LEHI CITY, UTAH; THENCE ALONG THE FENCE LINE AS FOLLOWS: WEST 1.468 CHAINS; THENCE NORTH 86.00 FEET; THENCE EAST 1.468 CHAINS; THENCE SOUTH 86.00 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 89°37'19" WEST 924.02 FEET ALONG THE SECTION LINE AND NORTH 1203.01 FEET TO THE SOUTHEAST CORNER OF THE GRANTORS PROPERTY AND TRUE POINT OF BEGINNING; THENCE NORTH 90°00'00" WEST 96.89 FEET TO THE SOUTHWEST CORNER OF THE GRANTORS PROPERTY; THENCE NORTH 00°00'00" EAST 4.23 FEET ALONG THE WEST LINE OF THE GRANTORS PROPERTY; THENCE NORTH 89°15'58" EAST 63.87 FEET; THENCE NORTH 36°59'53" EAST 54.60 FEET; NORTH 01°27'00" WEST 37.36 FEET; THENCE NORTH 90°00'00" EAST 1.11 FEET TO THE EAST LINE OF THE GRANTORS PROPERTY; THENCE SOUTH 00°00'00" EAST 86.00 FEET ALONG THE EAST LINE OF THE GRANTORS PROPERTY TO THE TRUE POINT OF BEGINNING.