

WHEN RECORDED RETURN TO:

GRANTEE
10924 Bellbrook Cr.
Highlands Ranch, CO 80130



ENT 39206:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 16 12:58 pm FEE 40.00 BY MC
RECORDED FOR NIELSEN, MARCUS

WARRANTY DEED

MARCUS KENT NIELSEN AND JULIE C. NIELSEN AS TRUSTEES OF THE NIELSEN FAMILY TRUST, DATED FEBRUARY 12, 2013

GRANTOR

NATHAN B. SMART

GRANTEE

Of **DOUGLAS** County and State of Colorado, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract(s) of land in UTAH County and State of UTAH described as follows:

LOT 4, PLAT "A", ARIPINE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO:

COMENCING SOUTH 369.67 FEET AND WEST 3298.89 FEET FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89DEGREES 21'39' WEST 115.29 FEET; THENCE SOUTH 77.52 FEET; THENCE EAST 115.48 FEET; THENCE NORTH 0 DEGREES 08'41' WEST 78.81 FEET TO THE POINT OF BEGINNING.

Tax Serial No. 34-098-0007

Also known by street and number of: 632 EAST 300 NORTH, ALPINE, UTAH 84004.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2023 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this March 21, 2023

THE NIELSEN FAMILY TRUST

Julie C. Nielsen
JULIE C. NIELSEN, TRUSTEE

M Nielsen
MARCUS KENT NIELSEN, TRUSTEE

STATE OF TENNESSEE)
)ss.
COUNTY OF KNOX)

On the ^{7th}~~21st~~ day of ^{June}~~March~~ 2023, personally appeared before me JULIE C. NIELSEN, TRUSTEE, AND MARCUS K. NIELSEN, TRUSTEES OF THE NIELSEN FAMILY TRUST DATED FEBRUARY 12, 2013, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they/ executed the same.

Witness my hand and official seal.

Lauren Elizabeth Ferguson
Notary Public

