

WHEN RECORDED RETURN TO:

Wendy A. Hunter
2757 Kenton Drive
Salt Lake City, UT 84109

WARRANTY DEED

Karlynn Johnson, trustee (and to her successors in trust) of the Karlynn Johnson Trust u/a/d August 31, 2004, **GRANTOR**, hereby CONVEYS AND WARRANTS to Wendy A. Hunter, a married woman, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Utah County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID#: 230460039

also known by street and number as: 33 South 700 East, Springville, UT 84663

Subject to City and/or County taxes and Assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 26th day of May, 2010.


The Karlynn Johnson Trust u/a/d August 31, 2004



Karlynn Johnson, Trustee

State of Utah
County of Utah

The foregoing instrument was acknowledged before me this 26 day of May, 2010 by Karlynn Johnson, trustee of the Karlynn Johnson Trust u/a/d August 31, 2004.



Notary Public
My commission expires: 2/9/2011

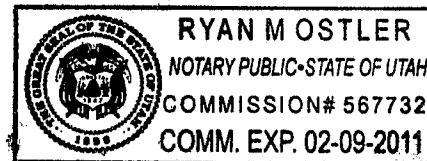


EXHIBIT "A"
LEGAL DESCRIPTION

ENT 44351:2010 PG 2 of 2

File No.: 54352

Commencing South 51.4 feet and East 114.1 feet from the Northwest corner of the Southwest Quarter of Section 34, Township 7 South, Range 3 East, Salt Lake Base & Meridian; thence South 1° 06' West 224.6 feet; thence South 89° 55' East 16.5 feet; thence North 1° 06' East 224.6 feet; thence North 89° 55' West 16.5 feet to beginning.

ALSO: Commencing South 188.07 feet and West 44.29 feet from the West Quarter Corner of Section 34, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 89° 55' East 157.65 feet; thence South 00° 55' West 90 feet; thence North 00° 55' East 90 feet to beginning.

When Recorded Mail To:
Stewart Title of Utah, Inc.
6955 South Union Park Center, 100
Midvale, UT 84047

ENT9803:2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 Jan 27 09:34 AM FEE 40.00 BY SM
RECORDED FOR Stewart Title - RECONVEYANCES / CORRECTIONS
ELECTRONICALLY RECORDED

File No.: 54352 (Title West)

Space above this line for Recorder's use

Affidavit of Correction of Legal Description
UCA 57-4a-2 and 57-3-106(9)

Now comes your affiant, the undersigned, Nikki Gonzalez, being first duly sworn upon oath, deposes and says:

That your affiant is of legal age, employed by Stewart Title of Utah, Inc., as a licensed title agent in the State of Utah, being familiar with the subject matter of this affidavit and competent in all respects to make the representations set forth herein.

That (s)he knows of his/her own personal and professional knowledge that the Legal Description, contained in that certain Warranty Deed, recorded May 28, 2010, as Entry No. 44351:2010, is shown as follows:

Commencing South 51.4 feet and East 114.1 feet from the Northwest corner of the Southwest Quarter of Section 34, Township 7 South, Range 3 East, Salt Lake Base & Meridian; thence South 1°06' West 224.6 feet; thence South 89°55' East 16.5 feet; thence North 1°06' East 224.6 feet; thence North 89°55' West 16.5 feet to beginning.

ALSO: Commencing South 188.07 feet and West 44.29 feet from the West Quarter Corner of Section 34, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 89°55' East 157.65 feet; thence South 00°55' West 90 feet; thence North 00°55' East 90 feet to beginning.

That through scrivener's error and omission the above legal description is not correct.

That the correct Legal Description for the real property located in the County of Utah, State of Utah, that should have appeared on said document(s) above mentioned is herein described as follows:

Commencing South 51.4 feet and East 114.1 feet from the Northwest corner of the Southwest Quarter of Section 34, Township 7 South, Range 3 East, Salt Lake Base & Meridian; thence South 1°06' West 224.6 feet; thence South 89°55' East 16.5 feet; thence North 1°06' East 224.6 feet; thence North 89°55' West 16.5 feet to beginning.

ALSO: Commencing South 188.07 feet and West 44.29 feet from the West Quarter Corner of Section 34, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 89°55' East 157.65 feet; thence South 00°55' West 90 feet; thence North 89°55' West 157.65 feet; thence North 00°55' East 90 feet to beginning.

Tax ID No. 23-046-0039

Therefore, your affiant by virtue of the foregoing and by this instrument imparts notice to all interested parties regarding the correction of said Legal Description, set forth herein; and respectfully requests, the Utah County Recorder's Office, that the indices of said office reflect the correction as stated herein, pursuant to UCA 57-4a-2 and 57-3-106(9).

Dated this 27th day of January, 2020.



Nikki Gonzalez

State of Utah
County of SALT LAKE

On this 27th day of January, 2020, personally appeared before me, the undersigned Notary Public, personally appeared Nikki Gonzalez, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Kristie Begay

Notary Public
My commission expires: 03/03/2021

