

Recording Requested by:
First American Title Insurance Company
150 North Main Street, Suite 103A
Heber, UT 84032
(435)654-1414

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Clayton Mark Linford and Caren Penny
Linford
553 N Bald Mountain Dr.
Alpine, UT 84004

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

RESPA

WARRANTY DEED

Escrow No. **380-5963794 (nh)**
A.P.N.: **00-0002-8667 Serial #:0TL-0563-0-015-046**

Silvia R. Gray and David Scott Eddington, Trustees of The Silvia Raquel Gray Trust dated November 5, 2009, as amended, Grantor, of Woodland Hills, Summit County, State of UT, hereby CONVEY AND WARRANT to

Clayton Mark Linford and Caren Penny Linford, husband and wife as joint tenants, Grantee, of Alpine, Utah County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Wasatch County, State of Utah:

LOT 562 AND 563, TIMBER LAKES SUBDIVISION, PLAT NO. 5, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THEREFROM THAT PORTION OF PROPERTY, DISCLOSED IN THE WARRANTY DEED RECORDED AUGUST 18, 2015 AS ENTRY NO. 415244 IN BOOK 1137 AT PAGE 864 OF OFFICIAL RECORD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF LOTS 562 AND LOT 563, TIMBER LAKES PLAT NO. 5, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY RECORDER, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 57°00'00" WEST 44.003 FEET FROM THE SOUTHERLY CORNER OF LOTS 562 AND 563, TIMBER LAKES PLAT NO. 5, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY RECORDER; AND RUNNING THENCE SOUTH 57°00'00" WEST 90.106 FEET; THENCE NORTH 19°59'59" WEST 338.171 FEET; THENCE NORTH 148.71 FEET ALONG THE ARC OF A 213.01 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 50°00'00" EAST 145.70 FEET); THENCE SOUTH 19°00'00" EAST 132.477 FEET;

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Warranty Deed - continued

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**THENCE SOUTH 44°27'54" EAST 91.193 FEET; THENCE SOUTH 28°08'43" EAST 31.005 FEET;
THENCE SOUTH 18°47'19" WEST 29.895 FEET; THENCE SOUTH 63°36'32" WEST 69.089
FEET; THENCE SOUTH 19°00'00" EAST 90.603 FEET TO THE POINT OF BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2019 and thereafter.

Witness, the hand(s) of said Grantor(s), this June 20 2019.

Silvia R. Gray and David Scott Eddington,
Trustees of The Silvia Raquel Gray Trust dated
November 5, 2009, as amended

[Signature]
Silvia R. Gray, Trustee
[Signature]
David Scott Eddington, Trustee

STATE OF Utah)
County of Wasatch)ss.

On June 20, 2019, before me, the undersigned Notary Public, personally appeared **The Silvia Raquel Gray Trust**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 6/4/22 [Signature]
Notary Public

