

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
James W. Steele and Amy Steele, Trustees
of the Valley Road Trust
2344 West 3000 South
Heber City, UT 84032

SPACE ABOVE THIS LINE (3 1/8" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-1112054-SLC1 (ami)**
A.P.N.: **00-0021-3352**

Heber Valley Properties, LLC, a Utah limited liability company, Grantor, of **Heber City**, County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

James W. Steele and Amy Steele, Trustees of the Valley Road Trust dated March 26, 2013, Grantee, of **Heber City**, 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 3, WEATHERVANE STATION SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THEREFROM ANY PORTION CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED MARCH 03, 2020 AS ENTRY NO. 475181 IN BOOK 1284 AT PAGE 599 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A SAFETY IMPROVEMENT OF THE EXISTING HIGHWAY U.S. ROUTE 189 KNOWN AS PROJECT NO. S-R399(315), BEING PART OF AN ENTIRE TRACT OF PROPERTY IN LOT 3, WEATHERVANE STATION SUBDIVISION AMENDED, RECORDED AS ENTRY NO. 460294 IN BOOK 1243 AT PAGES 1153-1162, IN THE OFFICE OF THE WASATCH COUNTY RECORDER, SITUATE IN THE SOUTHEAST 1/4 NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 3, WHICH POINT IS 67.47 FEET SOUTH 52°33'23" WEST AND 460.06 FEET SOUTH 52°06'19" WEST FROM THE NORTHEAST CORNER OF SAID LOT 3 (NOTE: SAID POINT OF BEGINNING IS 54.38 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM THE CONTROL LINE OF

A.P.N.: 00-0021-3352

Special Warranty Deed - continued

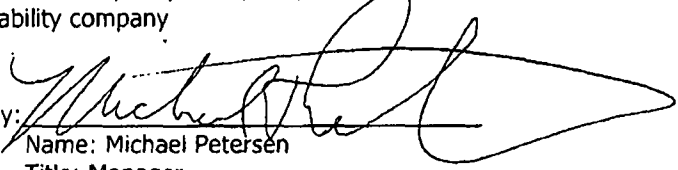
File No.: NCS-1112054-SLC1
(ami)

U.S. ROUTE 189 OF SAID PROJECT AT ENGINEER STATION 113+40.00); AND RUNNING THENCE ALONG THE SAID SOUTHEASTERLY AND THE SOUTHERLY BOUNDARY LINES OF SAID LOT 3 THE FOLLOWING TWO (2) COURSES AND DISTANCE: (1) SOUTH 52°06'19" WEST 5.33 FEET; THENCE (2) WESTERLY 57.64 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 85°06'41" WEST FOR A DISTANCE OF 54.50 FEET; CENTRAL ANGLE = 66°03'00") TO A POINT WHICH IS 84.00 FEET PERPENDICULARLY DISTANT NORTHWESTERLY FROM SAID CONTROL SAID CONTROL LINT AT ENGINEER STATION 112+88.92; THENCE NORTH 52°10'57" EAST 19.08 FEET PARALLEL TO SAID CONTROL LINE; THENCE SOUTH 85°01'45" EAST 43.60 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

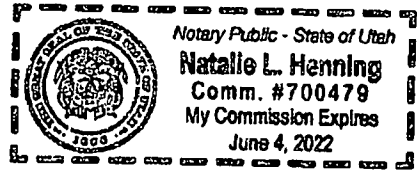
(NOTE: ROTATE ABOVE BEARINGS 0°04'33" COUNTERCLOCKWISE TO EQUAL HIGHWAY BEARINGS.)

Witness, the hand(s) of said Grantor(s), this March 3, 2022.

Heber Valley Properties, LLC, a Utah limited liability company

By: 
Name: Michael Petersen
Title: Manager

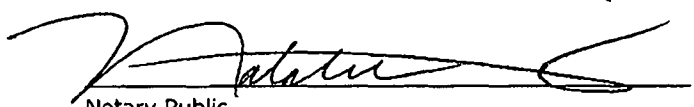
STATE OF Utah)
County of Wasatch) ss.



On March 3, 2022, before me, the undersigned Notary Public, personally appeared **Michael Petersen the Manager of Heber Valley Properties, LLC, a Utah limited liability company**, 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


Notary Public