

Recording requested by:  
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:  
Raymond & Nina Carr  
141 Poulin Road  
Selah, WA 98942

File Number: UT-99255-DT  
Parcel ID: 25-028-0091

ENT 51955:2023 PG 1 of 6  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Aug 09 02:39 PM FEE 40.00 BY TM  
RECORDED FOR Eagle Gate Title Insurance  
ELECTRONICALLY RECORDED

## Warranty Deed

**Paralee Patten King, Martha Weatherred, Lynell Lemon and Celia Mason,  
Successor Trustees of the EMERY PHILLIPS PATTEN FAMILY TRUST  
DATED AUGUST 10, 1983,**

Grantor, hereby CONVEY(S) IN WARRANTY to

**Raymond Dean Carr and Nina Nanette Carr, Husband and Wife, As Joint  
Tenants,**

Grantees, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Utah County, State of Utah, to-wit

**BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CALPACK AVENUE, SPANISH FORK, UTAH, WHICH BEGINNING POINT IS ON A LINE 33.0 FOOT DISTANCE EASTERLY AND PARALLEL TO THE CENTERLINE OF THE OLD CONCRETE PAVEMENT ON SAID CALPACK AVENUE, WHICH BEGINNING POINT IS ALSO DESCRIBED BY ACTUAL SURVEY AS BEING SOUTH 1518.92 FEET AND WEST 615.68 FEET (BASED UPON THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, BEARINGS OF SECTION LINES) FROM THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 188.39 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 6, 210.43 FEET ALONG THE ARC OF A 3759.83 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH CURVE BEARS SOUTH 5°08'45" WEST 210.40 FEET; THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 6, SOUTH 10°20'09" WEST 159.14 FEET, MORE OR LESS, TO THE NORTHEAST DEEDED CORNER OF THE DANNY M. HANSEN AND LINDA S. HANSEN PROPERTY, SAID PROPERTY CORNER, AND NORTH PROPERTY LINE AS DESCRIBED ON THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 22121-90 IN BOOK 2705, PAGE 379 OF THE RECORDS OF THE UTAH COUNTY RECORDER, PROVO, UTAH;**

THENCE ALONG THE NORTH PROPERTY LINE OF SAID HANSEN PROPERTY NORTH 84°02'04" WEST 33.34 FEET; THENCE CONTINUING ALONG THE HANSEN NORTH PROPERTY LINE, SOUTH 85°59'32" WEST 69.75 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID CALPACK AVENUE; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CALPACK AVENUE 164.81 FEET, MORE OR LESS, ALONG THE ARC OF A CURVE TO THE LEFT OF UNKNOWN RADIUS, THE CHORD OF WHICH CURVE BEARS NORTH 5°39'15" WEST 16.81 FEE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF CALPACK AVENUE, NORTH 6°10' WEST 204.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land in fee for the widening of existing SR-198, known as Project No. F-0198(27)11 being part of an entire tract of property situate in the SE1/4 SE1/4 of Section 25, Township 8 South, Range 2 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the easterly boundary line of said entire tract being in the existing westerly highway right of way line of said SR-198, which point is S.00°12'22"E. 1843.26 feet along the section line and 474.11 feet West feet from the East quarter corner of said Section 25 which point is 76.57 feet radially distant westerly from the right of way control line of SR-198 of said Project, opposite approximate Engineers Station 155+00.00; and running thence N.23°01'05"W. 111.45 feet to the a point 132.00 feet radially distant westerly from the right of way control line of said Project, opposite Engineers Station 156+00.00; thence N.06°05'05"W. 19.57 feet to a point 136.00 feet radially distant westerly from the right of way control line of said Project, opposite Engineers Station 156+20.00; thence N.05°04'40"E. 47.85 feet to a point 136.00 feet radially distant westerly from the right of way control line of said Project, opposite Engineers Station 156+70.00; thence N.13°09'11"E. 63.10 feet to a point 126.00 feet radially distant westerly from the right of way control line of said Project, opposite Engineers Station 157+35.00; thence S.86°33'15"E. 59.70 feet to a point in said existing westerly highway right of way line at a point 66.30 feet radially distant westerly from the right of way control line of said Project, opposite Engineers Station 157+35.00 said point being the point of curvature of a non-tangent curve to the right with a radius of 3622.00 feet; thence along said existing westerly highway right of way line the following two (2) courses and distances, (1) southerly along said curve with an arc length of 113.54 feet, chord bears S.05°52'54"W. 113.54 feet; (2) thence S.10°20'03"W. 116.50 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.

APN: 25-028-0091

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

WITNESS, the hand of said grantor, this 17<sup>th</sup> day of August, 2023

**Emery Phillips Patten Family Trust dated August 10, 1983**

By: Paralee Patten King  
Paralee Patten King, Successor Trustee

STATE OF New Mexico  
COUNTY OF Taos

On this 17<sup>th</sup> day of August, 2023, before me Thomas L. Duran, a notary public, personally appeared Paralee Patten King, Successor Trustee of the Emery Phillips Patten Family Trust dated August 10, 1983, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal

Thomas L. Duran  
Notary Public

STATE OF NEW MEXICO  
NOTARY PUBLIC  
Thomas L Duran  
Commission Number 1092783  
My Commission Expires March 19, 2025

WITNESS, the hand of said grantor, this 7<sup>th</sup> day of August, 2023

**Emery Phillips Patten Family Trust dated August 10, 1983**

By: *Martha Weatherred*  
Martha Weatherred, Successor Trustee

STATE OF Illinois  
COUNTY OF Cook

On this 7<sup>th</sup> day of August, 2023, before me *Jonathan Bates*, a notary public, personally appeared Martha Weatherred, Successor Trustee of the Emery Phillips Patten Family Trust dated August 10, 1983, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged they executed the same.

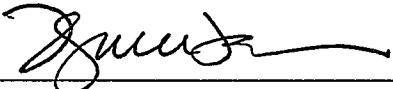
Witness my hand and official seal

*Jonathan Bates*  
Notary Public



WITNESS, the hand of said grantor, this 7<sup>th</sup> day of August, 2023

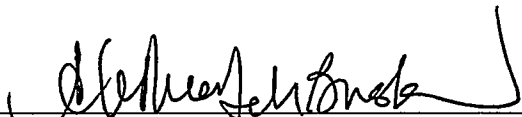
**Emery Phillips Patten Family Trust dated August 10, 1983**

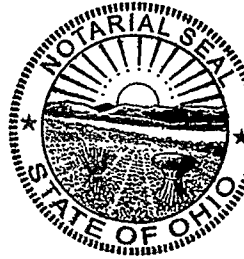
By:   
Lynell Lemon, Successor Trustee

STATE OF OHIO  
COUNTY OF Hamilton

On this 7<sup>th</sup> day of August, 2023, before me Alethea Teh Busken, a notary public, personally appeared Lynell Lemon, Successor Trustee of the Emery Phillips Patten Family Trust dated August 10, 1983, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal


  
Notary Public



Alethea Teh Busken, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

WITNESS, the hand of said grantor, this 7 day of August, 2023

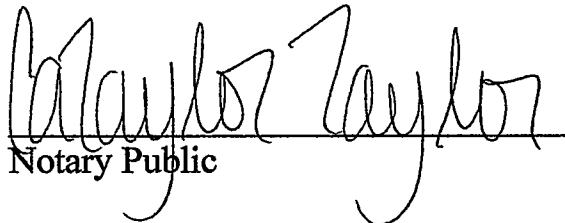
**Emery Phillips Patten Family Trust dated August 10, 1983**

By:   
Celia Mason, Successor Trustee

STATE OF Tennessee  
COUNTY OF Shelby

On this 7<sup>th</sup> day of August, 2023, before me Cataylor Taylor, a notary public, personally appeared Celia Mason, Successor Trustee of the Emery Phillips Patten Family Trust dated August 10, 1983, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal

  
Notary Public

