



File # 20-1732

WARRANTY DEED

Jonathan Scott Nelson, Grantor(s) of Orem, County of Utah, State of UT, hereby CONVEY and WARRANT to

Jonathan Scott Nelson and Sara L. Nelson, husband and wife as joint tenants

Grantee(s),

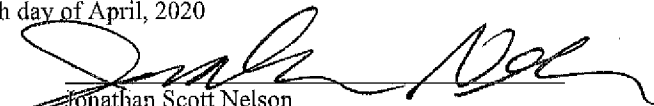
of 1085 West 530 North Orem, UT 84057

for the sum of ***TEN DOLLARS and other good and valuable consideration***
the following tract of land in Utah County, State of UT:

See Attached "Exhibit A"

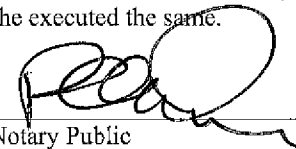
Together with all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to Easements, Restrictions, and Rights of Way appearing of record or enforceable in law or equity and general property taxes for the year 2020 and thereafter.

WITNESS the hand of said grantor, this 20th day of April, 2020


Jonathan Scott Nelson

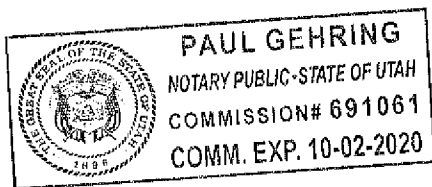
STATE OF UTAH)
)
)
COUNTY OF Utah)

On the 20th day of April, 2020, personally appeared before me Jonathan Scott Nelson, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public
Residing At:

My Commission Expires:



"Exhibit A"

Parcel #1:

Lot 5, as identified in the official Plat "F", Hidden Acres, a Planned Unit Development including a vacation of Plat "E", Hidden Acres Planned Unit Development, Orem, Utah County, Utah, recorded in the office of the Utah County Recorder, September 28, 2010 as Entry No. 82250:2010, subject to the Declaration of Covenants, Conditions and Restrictions for Hidden Acres Planned Residential Development, recorded in the office of the Utah County Recorder, December 11, 2007 as Entry No. 171706:2007 (as said Declaration may have heretofore been amended or supplemented).

LESS AND EXCEPTING THEREFROM: Surface rights and all oil, gas, petroleum, natural gas, coal, kignite and other hydrocarbons by whatever name, uranium, metals (including, without limitation, copper) and all minerals, gases and geothermal energy and geothermal substances and rights, whatsoever (collectively, "minerals"), already found or which may hereafter be found, under the subject property as reserved in a Special Warranty Deed and Reservation of Surface Rights, recorded November 1, 2010 as Entry No. 94578:2010 of official records.

Parcel #1A:

TOGETHER WITH a non-exclusive easement for purposes of use and enjoyment in and to the Common Areas as set forth in Declaration of Covenants, recorded December 11, 2007 as Entry No. 171706:2007 of official records which may be amended or supplemented.

Tax Serial Number 41:741:0005