



ENT 55044:2016 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Jun 17 11:11 am FEE 12.00 BY SS
RECORDED FOR FIDELITY LAND & TITLE

Warranty Deed

Grantor: JOSEPH THOMAS REAL ESTATE LLC,
BY ITS MANAGERS, DALLIN HENRIE, ROBERT J. STRAIN AND T. GARY NUILA
of: 283 NORTH UNIVERSITY AVENUE, PROVO, UTAH 84601

hereby CONVEYS AND WARRANTS to:

Grantee: 283 N LLC,
of: 283 NORTH UNIVERSITY AVENUE, PROVO, UTAH 84601

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within UTAH County, State of UTAH, to wit:

**SEE EXHIBIT "A"
LEGAL DESCRIPTION**

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Grantor keeping and reserving unto themselves any and all water rights thereunto belonging.

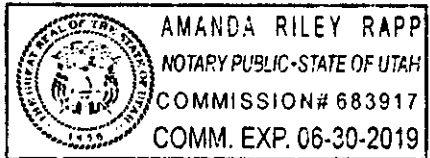
SUBJECT TO MORTGAGES, TRUST DEEDS, LIENS AND ENCUMBRANCES DESCRIBED AS FOLLOWS:
NONE

Witness, the hand of said grantor, this 16TH day of JUNE 2016.
ATTEST: JOSEPH THOMAS REAL ESTATE LLC.

Signed in the Presence of:)	
_____)	 DALLIN HENRIE, MANAGER
_____)	 T. GARY NUILA, MANAGER
)	 ROBERT J. STRAIN, MANAGER

STATE OF UTAH)
COUNTY OF UTAH) : ss

On the 16TH day of JUNE 2016, personally appeared before me, **DALLIN HENRIE, ROBERT J. STRAIN AND T. GARY NUILA, MANAGERS OF JOSEPH THOMAS REAL ESTATE LLC**, the signers of the within instrument, who duly acknowledged to me that they executed the same.



NOTARY PUBLIC

Fidelity Title
File# 23463
F:\Fidelity Title\Files\23000-23499\
23463 GET OUT GAMES REFI\ 23463 LEGAL

EXHIBIT "A"

LEGAL DESCRIPTION

COMMENCING AT A POINT LOCATED EAST 49.50 FEET AND SOUTH 66.00 FEET FROM THE NORTHWEST CORNER OF LOT 6, BLOCK 89, PLAT "A" PROVO CITY SURVEY OF BUILDING LOTS; THENCE EAST 148.51 FEET TO THE EASTERLY LINE OF SAID BLOCK 89; THENCE ALONG THE EASTERLY BLOCK LINE SOUTH 50.76 FEET; THENCE WEST 81.57 FEET; THENCE SOUTH 18.24 FEET; THENCE WEST 106.44 FEET; THENCE NORTH 38.62 FEET THENCE EAST 39.50 FEET; THENCE NORTH 30.38 FEET TO THE POINT OF BEGINNING.

The following information is for informational purposes only:

PROPERTY ADDRESS: 283 NORTH UNIVERSITY AVENUE, PROVO, UTAH 84601

TAX SERIAL NUMBER: 04:084:0024