

AFTER RECORDING, RETURN TO:

Kalene T. Collard
220 Washakie Drive
Evanston, WY 82930



ENT 59885-2023 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Sep 12 09:08 AM FEE 40.00 BY KR
RECORDED FOR COLLARD, KALENE

Grantee Address:
220 Washakie Drive
Evanston, WY 82930

Parcel # 29:023:0033

Warranty Deed


Kalene T. Collard, Grantor, hereby CONVEYS AND WARRANTS to Kalene T. Collard, or her successors as Trustee of The Kalene Collard Family Living Trust, dated the 24th day of August, 2023, Grantee of Uinta County, State of Wyoming, for the sum of Ten Dollars and other good and valuable consideration the following described improved real property located in Utah County, State of Utah.

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Together with all improvements thereon and all rights, appurtenances and hereditaments thereunto belonging or in anywise appertaining.

SUBJECT TO: easements, restrictions and rights of way appearing of record

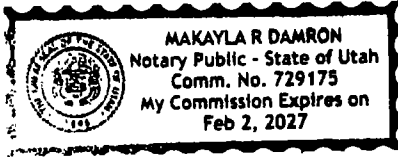
WITNESS the hand of said Grantor as of the 24th day of August, 2023



Kalene T. Collard

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 24th day of August, 2023, personally appeared before me **Kalene T. Collard**, the signer of the within instrument, who duly acknowledged to me that she executed the same.





Notary Public
Residing at: SALT LAKE COUNTY, UT

EXHIBIT "A"**PARCEL 1:**

COMMENCING SOUTH 2342.34 FEET AND WEST 14.52 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 1888.44 FEET; THENCE SOUTH 6°19'53" WEST 20.45 FEET; THENCE SOUTH 89°57'22" WEST 736.72 FEET; THENCE SOUTH 0°38'12" EAST 310.91 FEET; THENCE SOUTH 89°31'01" WEST 1.52 FEET; THENCE SOUTH 139.44 FEET; THENCE SOUTH 89°22'30" EAST 2626.8 FEET; THENCE NORTH 499.62 FEET TO BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED BY EMMA E. TANNER, TO SAN PEDRO LOS ANGELES AND SALT LAKE RAILROAD COMPANY, A CORPORATION, BY DEED DATED NOVEMBER 11, 1912 AND RECORDED FEBRUARY 18, 1913 IN BOOK 137 OF DEEDS, PAGE 130.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED BY EMMA E. TANNER MADSON AND W.H. MADSON, HER HUSBAND, TO UNITED STATES OF AMERICA BY DEED DATED AUGUST 13, 1915 AND RECORDED OCTOBER 22, 1915 IN BOOK 154 OF DEEDS, PAGE 140, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 40 CHAINS SOUTH AND 10.97 CHAINS WEST OF THE NORTHEAST

CORNER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN; THENCE RUNNING WEST 7.11 CHAINS, ALONG THE QUARTER SECTION LINE; THENCE NORTH 14°15' EAST 0.258 CHAINS; THENCE EAST 7.033 CHAINS AND THENCE SOUTH 3°10' EAST 0.251 CHAINS TO THE PLACE OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN BOUNDARY FENCE LINE AGREEMENT RECORDED MAY 03, 2000 AS ENTRY NO. 34923:2000 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES WEST 381.82 FEET AND SOUTH 2001.06 FEET, ACCORDING TO UTAH COORDINATE BEARINGS, CENTRAL ZONE, FROM THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°52'16" EAST ALONG A FENCE 1167.24 FEET; THENCE SOUTH 06°19'53" WEST ALONG A FENCE 346.25 FEET; THENCE SOUTH 89°57'22" WEST ALONG A FENCE 736.72 FEET; THENCE SOUTH 00°38'12" EAST ALONG A FENCE 310.91 FEET; THENCE SOUTH 89°31'01" WEST ALONG A FENCE 725.83 FEET; THENCE NORTH 26°24'59" EAST ALONG A FENCE 741.79 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT CONSISTING OF A PRIVATE RIGHT-OF-WAY LOCATED ON AND OVER THE SOUTH 20 FEET OF THE FOLLOWING TRACT OF LAND AS DISCLOSED BY DEED RECORDED OCTOBER 03, 2019 AS ENTRY NO. 100361:2019 OF OFFICIAL RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH 89°41'07" WEST 590.364 FEET ALONG THE SECTION LINE AND SOUTH 2,445.628 FEET ACCORDING TO THE UTAH COORDINATE BEARINGS, CENTRAL ZONE, FROM THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 26°29'38" WEST 241.80 FEET ALONG THE EAST LINE OF A COUNTY ROAD; THENCE NORTH 89°31'01" EAST 712.22 FEET ALONG A FENCE; THENCE NORTH 00°38'12" WEST 310.91 FEET ALONG A FENCE; THENCE SOUTH 89°57'22" WEST 155.00 FEET; THENCE SOUTH 66°37'16" WEST 377.61 FEET; THENCE NORTH 63°30'22" WEST 110.90 FEET TO THE POINT OF BEGINNING.