

After Recording Return To:  
GSD Development, L.L.C.  
146 South 400 West  
Provo, UT 84601

File Number: 2019-353

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## Warranty Deed

**Bernice E. McEwan, as Trustee or any Successor Trustee of the Jane E. Nichols Revocable Trust dated February 2, 2006, (henceforth referred to as "Grantor")**

for the sum of TEN DOLLARS (\$10) and other good and valuable consideration, hereby conveys and warrants to

**GSD Development, L.L.C., (henceforth referred to as "Grantee")**

the following tract of land in Utah County, State of UTAH, more particularly described as follows:

Lot 8, Block 49, Plat "A", Provo City Survey of Building Lots.

Excepting therefrom the following described tract:

Commencing at the Northwest corner of Lot 8, Block 49, Plat "A", Provo City Survey of Building Lots; thence East 3 rods; thence South 6 rods; thence West 3 rods; thence North 6 rods to the place of COMMENCEMENT.

The following is shown for information purposes only: Tax ID No. 04-046-0018

Subject to all restrictions, easements, and rights-of-way of record and current property taxes.

IN WITNESS WHEREOF, grantor has executed this Warranty Deed on the 10 day of January, 2020.

Jane E. Nichols Revocable Trust dated February 2, 2006

By: Bernice E. McEwan  
Bernice E. McEwan, Trustee

COUNTY OF \_\_\_\_\_ )

STATE OF \_\_\_\_\_ ) :ss

The foregoing instrument was acknowledged before me on the January \_\_\_\_\_, 2020 by Bernice E. McEwan, Trustee of Jane E. Nichols Revocable Trust dated February 2, 2006

*void, see attached*

\_\_\_\_\_  
NOTARY PUBLIC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of SACRAMENTO )

On JAN 10, 2020 before me, P. J. CAMPBELL, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

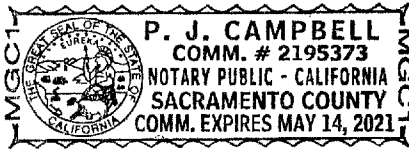
personally appeared BERNICE E. McEWAN, Trustee of the
Name(s) of Signer(s)

Jane E Nichols Revocable trust U/A/D Feb 2, 2006

who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 01/10/2020 Number of Pages 3

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer Is Representing:

Signer's Name:

- Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:

Signer Is Representing: