

Recording requested by:  
Investors Title Insurance Agency

Mail Tax Notice To:  
James Warren Cope and Mallory Cope  
624 East 700 South, Springville, UT 84663

File Number: JJ-15742-IT  
Parcel ID: 26-034-0075

---

## Warranty Deed

Know All Men By These Presents that, **David Dean**, (henceforth referred to as "Grantor") of, for consideration paid, grant to **James Warren Cope and Mallory Cope, Husband and Wife as Joint Tenants**, (henceforth referred to as "Grantee"), with **WARRANTY COVENANTS**:

Legal Description:

See Exhibit A, attached by this reference and made a part hereof.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

In Witness Whereof, David Dean, the said, **Grantor**, hereunto set by hands and seals this 3<sup>rd</sup> day of November, 2023.

*David Dean*

David Dean

STATE OF: Utah  
COUNTY OF: Salt Lake

On this 3<sup>rd</sup> day of November, 2023, before me Jessica Jensen, a notary public, personally appeared David Dean, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they/ executed the same.

Witness my hand and official seal

*Jessica Jensen*  
Notary Public  
Commission Expires: 8/26/27  
Residing At: SS

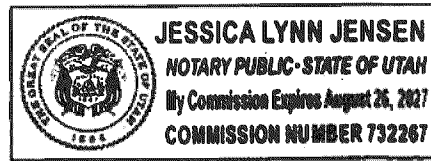


Exhibit A

Commencing at a point on the South side of 7th South Street, Springville, Utah, 978.05 feet South, and 297.66 feet West of the Northeast Corner of Section 4, Township 8 South, Range 3 East, of the Salt Lake Base and Meridian; thence North 89°54'00" West 74.80 feet; thence South 0°27'00" East 172.00 feet along the East line of the Utah Railway right of way; thence South 89°54'00"; East 72.95 feet; thence North 0°10'00"; East 172.00 feet to the place of beginning.