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After Recording Return To:
Thomas E. Nelson, Attorney at Law
280 North 200 West, Suite 250
Bountiful, Utah 84010



ENT 75485:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 17 02:50 PM FEE 40.00 BY TM
RECORDED FOR THOMAS E NELSON ESQ

Send Tax Notices to:
Sandra Hadley
3568 North 150 West
Provo, Utah 84604

SPECIAL WARRANTY DEED

Sandra Hadley, grantor, hereby conveys and warrants against all claiming by, through, or under her to Sandra Hadley, Trustee, or her successors in trust, under "The Sandra Hadley Revocable Trust" dated February 12, 2020, and any amendments thereto, grantee, having an address of 3568 North 150 West, Provo, Utah 84604, the following described real property in Utah County, State of Utah, subject to the encumbrances owed thereon, if any:

Lot 25 & 26, Plat "A", Autumn Wood Subdivision, in the City of Provo, County of Utah, State of Utah, according to the official plat thereof on file in the office of the Utah County Recorder.

ALSO: Commencing at the Northeast corner of said Lot 25, Plat "A", Autumn Wood Subdivision; thence North 70°28'55" East for a distance of 27.00 feet radially to the East line of the subdivision; thence along a curve to the left having a radius of 279.32 feet and an arc length of 30.28 feet, being subtended by a chord of South 22°37'27" East for a distance of 30.27 feet along the East line of the subdivision; thence along a curve to the right having a radius of 213.32 feet and an arc length of 83.15 feet, being subtended by a chord of South 14°33'50" East for a distance of 82.62 feet; thence South 86°36'09" West for a distance of 27.00 feet radially to the East line of Lot 25; thence along a curve to the left having a radius of 186.32 feet and an arc length of 72.62 feet, being subtended by a chord of North 1°33'50" West for a distance of 72.17 feet along the East line of Lot 25 for this course and the next course; thence along a curve to the right having a radius of 306.32 feet and an arc length of 33.21 feet, being subtended by a chord of North 22°37'27" West for a distance of 33.20 feet to the point of beginning.

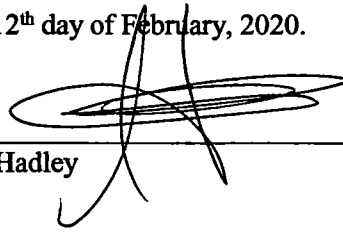
Beginning at the Northeast corner of said Parcel 26; thence North 86°36'09" East for a distance of 27.00 feet radially to the East line of the subdivision; thence along a curve to the right having a radius of 213.32 feet and an arc length of 4.64 feet, being subtended by a chord of South 2°46'25" East for a distance of 4.64 feet along the East line of the subdivision to a non-radial point on the West right of way line (a 66 foot right of way monumented along the centerline) of 50 West Street, Provo, Utah; thence South 4°15'25" West for a distance of 125.03 feet along the West right of way line as described above; thence North 85°44'35" West for a distance of 25.69 feet perpendicular to the right of way to the East line of Lot 26; thence North 4°16'11" East for a distance of 101.18 feet along the East line of Lot 26, for this course and the next course; thence along a curve to the left having a radius of 166.32 feet and an arc length of 24.93 feet; being subtended by a chord of North 00°25'10" East for a distance of 24.91 feet to the point of beginning.

Subject to all easements, rights-of-way, encumbrances, reservations, covenants, conditions, and restrictions, appearing of record or enforceable in law or equity and taxes for the year 2020 and thereafter.

Tax Parcel No. 34-064-0038

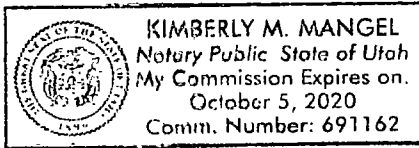
WITNESS the hand of said grantor this 12th day of February, 2020.

Sandra Hadley



STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this 12th day of February, 2020, before me a notary public, personally appeared Sandra Hadley, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same.



NOTARY PUBLIC

