

ENT 8233:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Feb 09 01:01 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
Mount Zion Construction LLC, a Utah limited liability company
1072 West 570 South
American Fork, UT 84003



File No.: 175661-DMB

WARRANTY DEED

Salesi A. Militoni and Lupe T. Militoni, husband and wife as joint tenants,

GRANTOR(S), of Spanish Fork, State of Utah, hereby Conveys and Warrants to

Mount Zion Construction LLC, a Utah limited liability company,

GRANTEE(S), of American Fork, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 27-009-0166 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 8th day of February, 2024.

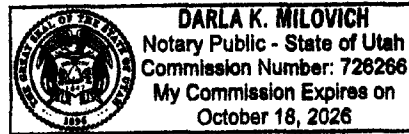
Salesi A. Militoni
Salesi A. Militoni
Lupe T. Militoni
Lupe T. Militoni

STATE OF UTAH

COUNTY OF SALT LAKE

On this 8th day of February, 2024, before me, personally appeared Salesi A. Militoni, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 8th day of February, 2024, before me, personally appeared Lupe T. Militoni, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

[Signature]
Notary Public

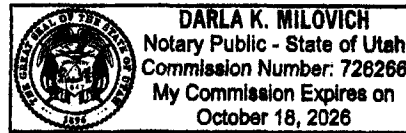


EXHIBIT A
Legal Description

Commencing 6.83 chains West of the Southeast corner of the Southwest quarter of Section 17, Township 8 South, Range 3 East of the Salt Lake Base and Meridian; thence North 300.91 feet; thence West 434.28 feet; thence South 300.91 feet; thence East 434.28 feet to the place of beginning.

TOGETHER WITH AND LESS AND EXCEPTING therefrom any portion deeded by way of a Boundary Line Agreement recorded June 18, 2014, as Entry No. 41602:2014 in the Utah County Recorder's Office, also described as follows:

Beginning at a point which lies South 89°40'02" West 573.66 feet along the Section Line from the South quarter corner of Section 17, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence North 0°11'51" East 150.29 feet along the extension of a fence and a fence; thence South 89°47'11" West 91.33 feet along an existing fence; thence North 0°28'26" West 169.99 feet to a fence on the South Line of Valley Crest at Spanish Fork Plat "A"; thence South 89°55'32" West 240.83 feet along said subdivision and fence to the East line of the David Troy Hales property (SN 27:009:0099); thence South 0°11'40" East 321.56 feet along said Hales property line and its extension to the South Line of said Section 17; thence North 89°40'02" East 331.97 feet along said Section Line to the point of beginning.

ALSO TOGETHER WITH AND LESS AND EXCEPTING therefrom any portion deeded by way of a Boundary Line Agreement recorded June 18, 2014, as Entry No. 41603:2014 in the Utah County Recorder's Office, also described as follows:

Beginning at a point which lies South 89°40'02" West 573.66 feet along the Section Line from the South quarter corner of Section 17, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence North 0°11'51" East 150.29 feet along the extension of a fence and a fence; thence South 89°47'11" West 91.33 feet along an existing fence; thence North 0°28'26" West 169.99 feet to a fence on the South Line of Valley Crest at Spanish Fork Plat "A"; thence South 89°55'32" West 240.83 feet along said subdivision and fence to the East line of the David Troy Hales property (SN 27:009:0099); thence South 0°11'40" East 321.56 feet along said Hales property line and its extension to the South Line of said Section 17; thence North 89°40'02" East 331.97 feet along said Section Line to the point of beginning.