

Recording Requested by:
First American Title Insurance Company
315 South 500 East, Suite 101
American Fork, UT 84003
(801)763-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Cobalt Development, Inc.
5718 West Dannon Way
West Jordan, Utah 84081

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **321-6134712 (TF)**
A.P.N.: **27-040-0042**

Craig Angus Stephenson and Christine Ellsworth, Co-Successor Trustees of The Wilbur A. Stephenson Living Trust No. 2, Dated November 29, 2007, Grantor, of **Spanish Fork, Utah** County, State of **Utah**, hereby CONVEY AND WARRANT to

Cobalt Development, Inc., Grantee, of **Spanish Fork, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

PARCEL 1:

COMMENCING 4.13 CHAINS SOUTH AND NORTH 81 1/4° WEST 1.50 CHAINS OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 26° WEST 2.62 CHAINS; THENCE SOUTH 81° EAST 16.5 FEET; THENCE NORTH 26° EAST 2.62 CHAINS; THENCE NORTH 81° WEST 16.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND LESS AND EXCEPTING THAT PORTION RECEIVED AND CONVEYED UNDER BOUNDARY LINE AGREEMENT RECORDED JUNE 15, 2007, AS ENTRY NO. 87333:2007 IN THE UTAH COUNTY RECORDERS OFFICE.

PARCEL 2:

COMMENCING 4.93 CHAINS EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER, OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 12 3/4° WEST 2.10 CHAINS; THENCE SOUTH 14 1/4° EAST 1.55 CHAINS; THENCE SOUTH 27 3/4° EAST 1.546 CHAINS; THENCE NORTH 81 3/4° WEST 7.20 CHAINS; THENCE NORTH 5 1/2° WEST 7.706 CHAINS; THENCE SOUTH 79° EAST 7.8

A.P.N.: 27-040-0042

Warranty Deed - continued

File No.: 321-6134712 (TF)

CHAINS; THENCE SOUTH 2.06 CHAINS; THENCE WEST 57 LINKS TO THE POINT OF BEGINNING.

TOGETHER WITH AND LESS AND EXCEPTING THAT PORTION RECEIVED AND CONVEYED UNDER BOUNDARY LINE AGREEMENT RECORDED JUNE 15, 2007, AS ENTRY NO. 87333:2007 IN THE UTAH COUNTY RECORDERS OFFICE.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this 4-30-2021.

The Wilbur A. Stephenson Living Trust No. 2,
Dated November 29, 2007

Craig Angus Stephenson Trustee
Craig Angus Stephenson, Successor Trustee
Christine Ellsworth Successor Trustee
Christine Ellsworth, Successor Trustee

STATE OF Utah)
County of Utah) ss.

On 4-30-2021, before me, the undersigned Notary Public, personally appeared **Craig Angus Stephenson and Christine Ellsworth, Co-Successor Trustees of The Wilbur A. Stephenson Living Trust No. 2, Dated November 29, 2007**, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission Expires: 9-17-2022

[Signature]
Notary Public

