ENT 83327:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 27 12:15 PM FEE 40.00 BY LT
RECORDED FOR Law Office of Marc A. Austi
ELECTRONICALLY RECORDED

SEND TAX NOTICES TO: Ron K. Anderson, Trustee 383 N. Anderson Lane Lindon, UT 84042

WARRANTY DEED

Boyd Anderson and Sons Company, Inc., a Utah corporation, hereby conveys and warrants to Ron K. Anderson, Trustee (and his Successors in Trust) of the J. Kent Anderson Residuary Trust, U/A dated February 5, 1982, 383 N. Anderson Lane, Lindon, UT 84042, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the tract of land in Utah County, State of Utah, more particularly described in Exhibit "A" attached hereto.

WITNESS, the hand of said Grantor this 27th day of December, 2023.

BOYD ANDERSON AND SONS COMPANY, INC.

By: Ron K Gulleson

Ron K. Anderson, President

STATE OF UTAH

:ss.

COUNTY OF UTAH

The foregoing instrument was acknowledged before me this <u>27th</u> day of December, 2023, by Ron K. Anderson, as President of Boyd Anderson and Sons Company, Inc., a Utah corporation.

SANDRA DOMINGUEZ

NOTARY PUBLIC • STATE OF UTAH

My Commission Expires November 1, 2025

COMMISSION NUMBER 720952

Notary Public

EXHIBIT "A" TO WARRANTY DEED DATED DECEMBER 27, 2023

A portion of the Southeast Quarter of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the South line of that real property described at Deed Entry No. 2661:1996 in the official records of Utah County, said point being located North 0°10'09" West along the section line 485.35 feet and East 3249.66 feet from the Southwest Corner of Section 29, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 87°56'18" East along said real property 24.38 feet to the West line of the railroad right-of-way; thence South 8°59'08" East along said line 30.07 feet to the Northeasterly corner of that real property described at Deed Entry No. 85582:2021 in the official records of Utah County; thence along the Northerly line of said real property the following two (2) courses: South 82°11'23" West 10.00 feet; thence North 32°23'59" West 35.75 feet to the point of beginning. Area 0.012 acres.

Tax Serial No. 14:053:0176

TOGETHER with all improvements and appurtenances thereunto belonging.

SUBJECT TO liens, easements, rights of way, restrictions and reservations appearing of record.