

Vanguard Title Insurance Agency, LLC
WHEN RECORDED RETURN TO:
Jennifer McIntyre
1039 East 1150 North
Pleasant Grove UT 84062

ENT 8683:2017 PG 1 of 3
Jeffery Smith
Utah County Recorder
2017 Jan 27 10:50 AM FEE 15.00 BY SS
RECORDED FOR Vanguard Title Insurance Agency
ELECTRONICALLY RECORDED

File No.: 08908-CK

WARRANTY DEED

GRANTOR(S): 1039 East, LLC and Jennifer McIntyre

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Jennifer McIntyre

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Utah County, State of UTAH:

LOT 17, PLAT "B", MAHOGANY RIDGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING: THAT PORTION DISCLOSED IN THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED AUGUST 26, 2011, AS ENTRY NO. 60153:2011, IN THE OFFICE OF THE UTAH COUNTY RECORDER.

ALSO KNOWN AS: COMMENCING SOUTH 416.07 FEET AND WEST 360.89 FEET FROM NORTHWEST CORNER SECTION 22, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°32'41" EAST 111.38 FEET; ALONG A CURVE TO LEFT (CHORD BEARS: SOUTH 54°34'50" EAST 94.92 FEET RADIUS=274.32 FEET); THENCE SOUTH 64°31'6" EAST 421.63 FEET; THENCE SOUTH 55°3'14" WEST 79.75 FEET; ALONG A CURVE TO LEFT (CHORD BEARS: NORTH 49°33'49" WEST 83.12 FEET, RADIUS = 156.03 FEET); THENCE NORTH 65°1'6" WEST 199.13 FEET; ALONG A CURVE TO LEFT (CHORD BEARS: NORTH 77°51'37" WEST 101.35 FEET, RADIUS = 228.46 FEET); THENCE SOUTH 89°17'51" WEST 159.62 FEET; THENCE NORTH 0°42'24" WEST 123.85 FEET TO THE POINT OF BEGINNING.

Tax Parcel No.: 46-627-0021

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this 23 day of JAN, 2017.

1039 East, LLC


By: Steven Hutchings

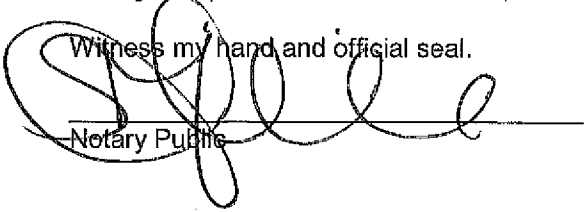

Jennifer McIntyre

State of Utah }
 }ss.

County of Utah }

On this 23 day of JAN, 2017, personally appeared before me Jennifer McIntyre, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.



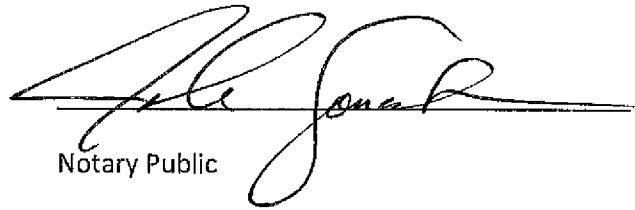
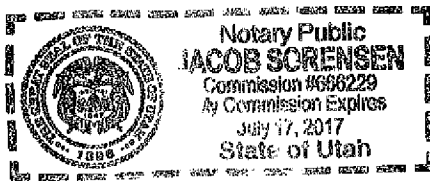
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 23rd day of January 2017, peronally appeared before me Steve Hutchings who proven on the basis of satisfactory evidence is the Managing Member of 1039 East LLC and that said document was signed by him on behalf of said entity by authority of its members and within the authority granted under said entitys articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

A handwritten signature in black ink, appearing to read 'Jacob Sorenson', written over a horizontal line.

Notary Public

Residing in Salt Lake

Commission expires: 6/4/20