

**WHEN RECORDED RETURN TO:**

The Rogers Family PH Trust  
11130 Tamarack Dr  
Highland, UT

**RESPA**

\*Courtesy Recording - Uninsured\*  
**SPECIAL WARRANTY DEED**

Lamont Norene, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to Kara Hansen, Trustee of, The Rogers Family PH Trust dated the 24 day of MARCH, 2018 **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Utah County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID #: 35-052-0045

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this \_\_\_\_\_ day of 24<sup>th</sup> MARCH.

Lamont Norene  
Lamont Norene

State of CALIFORNIA  
County of SUTTER

SEE ATTACHED CALIFORNIA  
ALL-PURPOSE ACKNOWLEDGMENT  
FOR 2018

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, personally appeared before me, the undersigned Notary Public, personally appeared Lamont Norene, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of SUTTER )

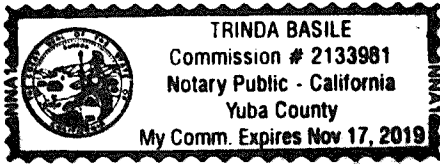
On \_\_\_\_\_ before me, TRINDA BASILE, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared L. NORENE  
Name(s) of Signer(s)

who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: Trinda Basile  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



EXHIBIT "A"  
LEGAL DESCRIPTION

The land referred to herein is situated in the County of Utah, State of Utah, and is described as follows:

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY LINE OF LOT 8, BULL RIVER PLANNED COMMUNITY HIGHLAND, UTAH. ACCORDING TO THE OFFICIAL PLAT THEREOF, WHICH BEGINNING POINT IS ALSO THE NORTHWEST CORNER OF LOT 3, BULL RIVER PLANNED COMMUNITY, AND IS ALSO SOUTH 513.36 FEET AND WEST 100.72 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 8 AS FOLLOWS: SOUTH 46°19'56" WEST 267.85 FEET; THENCE NORTH 63°08'56" WEST 148.22 FEET; THENCE SOUTH 79°28'16" WEST 55.46 FEET; THENCE SOUTH 23°44'16" WEST 62.69 FEET; THENCE SOUTH 42°26'22" WEST 19.26 FEET; THENCE SOUTH 15.29'49" WEST 20.85 FEET; THENCE NORTH 21°42'10" WEST 139.13 FEET TO THE WESTERLY LINE OF SAID LOT 8 AND THE CENTERLINE OF A 50.00 FOOT WIDE PRIVATE ROAD EASEMENT KNOWN AS TAMARACK DRIVE: THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE OF SAID LOT 8 AND ROAD EASEMENT CENTERLINE AS FOLLOWS: NORTH 48°14'15" EAST 307.84 FEET; THENCE 99.35 FEET ALONG THE ARC OF A 354.72 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 40°12'55" EAST 99.02 FEET; THENCE LEAVING SAID ROAD EASEMENT CENTERLINE AND GOING SOUTH 43°49'09" EAST 263.31 FEET TO THE POINT OF BEGINNING.