



ENT 99129:2020 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jul 13 3:28 PM FEE 40.00 BY MA
RECORDED FOR CHIPMAN, ROSEMARIE S

Mail Recorded Deed and Tax Notice To:

Rosemarie S. Chipman, Trustee of the Chipman
Marital Trust U/A/D November 14, 2004
515 South 100 West
American Fork, UT 84003



File No.: 120795-JVF

SPECIAL WARRANTY DEED

Rosemarie S. Chipman, Trustee of the Chipman Marital Trust U/A/D November 14, 2004, and Rosemarie S. Chipman, Trustee of the Chipman Exemption Trust U/A/D November 14, 2004, as their interest may appear

GRANTOR(S) of American Fork, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Rosemarie S. Chipman, Trustee of the Chipman Marital Trust U/A/D November 14, 2004

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 NOS.: 13-050-0179, 13-050-0180, 13-050-0181, 13-050-0191, 13-050-0213,
13-050-0217, 13-050-0218, 13-050-0219 and 13-050-0239 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 13 day of July 2020.

Chipman Marital Trust U/A/D November 14, 2004

BY: Rosemarie S. Chipman
Rosemarie S. Chipman Trustee

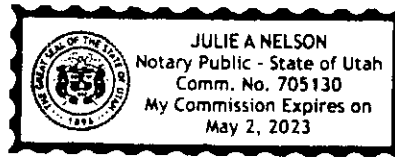
Chipman Exemption Trust U/A/D November 14, 2004

BY: Rosemarie S. Chipman
Rosemarie S. Chipman Trustee

**STATE OF UTAH
COUNTY OF UTAH**

On the 13 day of July, 2020, personally appeared before me Rosemarie S. Chipman, Trustee of the Chipman Marital Trust U/A/D November 14, 2004, the signer of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Julie Nelson
Notary Public



**STATE OF UTAH
COUNTY OF UTAH**

On the 13 day of July, 2020, personally appeared before me Rosemarie S. Chipman, Trustee of Chipman Exemption Trust U/A/D November 14, 2004, the signer of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Julie Nelson
Notary Public

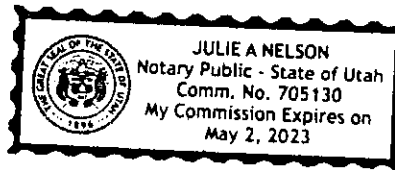


EXHIBIT "A"
Legal Description

PARCEL 2:

Commencing North 1672.79 feet and East 207.84 feet from the South quarter corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°34'23" East 54.29 feet; thence South 89°13'27" East 147.28 feet; thence North 00°23'19" East 77.29 feet; thence South 89°40'52" East 72.82 feet; thence South 129.17 feet; thence West 221.16 feet to the beginning.

PARCEL 3:

Commencing North 1772.8 feet and East 238.86 feet from the South quarter corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°34'23" East 30.8 feet; thence South 89°46'23" East 117.39 feet; thence South 01°32'03" West 0.7 feet; thence North 89°40'50" West 0.35 feet; thence South 00°23'21" West 29.63 feet; thence West 117.12 feet to the beginning.

PARCEL 4:

Commencing North 1772.79 feet and East 238.85 feet from the South quarter corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence East 117.14 feet; thence South 00°23'21" West 47.65 feet; thence North 89°13'25" West 117.28 feet; thence North 00°34'23" East 46.06 feet to the beginning.

PARCEL 5:

Beginning at a point which is East 66.00 feet and North 834.90 feet from the South one quarter section corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 71.32 feet; thence South 89°25'37" East 134.15 feet; thence North 00°34'23" East 274.50 feet along the East line of the Calvin Chipman Subdivision and the Todd Carter Subdivision; thence East 226.11 feet; thence South 344.47 feet to the North line of the Hatch Subdivision; thence along Hatch Subdivision West 363.00 feet to the point of beginning.

PARCEL 6:

Commencing East 93.3 feet and North 1337.42 feet from the South quarter corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 73°37'00" East 144.26 feet; thence North 206.88 feet; thence West 24.73 feet; thence North 00°34'23" East 49.13 feet; thence North 89°13'27" West 110.75 feet; thence South 00°39'28" West 298.22 feet to the beginning.

PARCEL 7:

Commencing North 1274.99 feet and East 92.58 feet from the South quarter corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°39'27" East 60 feet; thence South 89°25'37" East 111.18 feet; thence South 00°34'24" West 60 feet; thence North 89°25'39" West 105 feet; thence North 89°25'38" West 6.27 feet to the beginning.

PARCEL 8:

Commencing North 1333.85 feet and East 204.43 feet from the South quarter corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°25'38" West 111.17 feet; thence North 00°39'32" East 2.45 feet; thence North 73°37'00" East 116.22 feet; thence South 00°34'22" West 36.34 feet to the beginning.

PARCEL 9:

Commencing North 1179.36 feet and East 202.89 feet from the South quarter corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°34'22" East 190.84 feet; thence North 73°37'00" East 28.04 feet; thence North 206.9 feet; thence West 24.73 feet; thence North 00°34'22" East 87.79 feet; thence East 221.16 feet; thence South 00°00'01" West 493.44 feet; thence West 226.12 feet to the beginning.

PARCEL 10:

Commencing North 191.15 feet and East 490.84 feet from the South quarter corner of Section 23, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 443.75 feet; thence West 55.11 feet; thence North 00°29'00" East 216.14 feet; thence West 8.54 feet; thence North 00°00'01" West 950.93 feet; thence South 89°40'53" East 181.24 feet; thence South 31°29'12" East 55.78 feet; thence South 37°03'12" East 133.12 feet; thence South 00°39'00" West 277.32 feet; thence South 00°16'22" West 440.93 feet; thence South 00°15'45" West 740.64 feet; thence North 89°15'00" West 220.14 feet to the beginning.