

When recorded mail to (Tax Mailing Address):
Grantee
12896 S. Pony Express Parkway, Suite 400
Draper, UT 84020
MTC File No. 267369

ENT99201:2018 PG 1 of 2
Jeffery Smith
Utah County Recorder
2018 Oct 16 09:40 AM FEE 13.00 BY HF
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

WARRANTY DEED

Steven G. Smith and Leona Kay Smith who mistakenly acquired title as Leone Kay Smith, husband and wife, as joint tenants, with full rights of survivorship, GRANTOR(S), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Utah Real Estate Ventures, LLC, a Utah limited liability company,
as GRANTEE(S), the following real property located in Utah County, State of Utah, described as:

A portion of the Southeast Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at the South 1/4 Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North $0^{\circ}51'28''$ East along the Quarter Section Line 544.02 feet; thence South $89^{\circ}08'32''$ East 138.96 feet; thence South $0^{\circ}51'28''$ West 25.26 feet; thence East 295.03 feet; thence North $88^{\circ}21'59''$ East 53.05 feet; thence South $89^{\circ}08'32''$ East 85.00 feet; thence East 34.71 feet; thence North $25^{\circ}44''$ East 42.80 feet; thence South $89^{\circ}34'16''$ East 34.39 feet; thence North 423.22 feet; thence East 579.69 feet; thence North $79^{\circ}41'28''$ East 158.22 feet to the West line of Eagle Mountain Boulevard; thence along said West line the following two (2) courses: Southeasterly along the arc of a 2437.50 foot radius non-tangent curve to the right (radius bears: $S79^{\circ}13'15''$ West) 469.64 feet through a central angle of $11^{\circ}02'22''$ (chord South $5^{\circ}15'34''$ East 468.91 feet); thence South $0^{\circ}15'37''$ West 542.41 feet to the South line of said Section 2; thence South $89^{\circ}56'09''$ West along the Section Line 1425.06 feet to the point of beginning.

Tax Parcel No. 59-034-0007

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this instrument this 15 day of October, 2018.

Steven G. Smith
Steven G. Smith

Leona Kay Smith
Leona Kay Smith who mistakenly acquired title as Leone Kay Smith

STATE OF UTAH)
) :SS
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 15 day of October, 2018, by Steven G. Smith and Leona Kay Smith who mistakenly acquired title as Leone Kay Smith, husband and wife, as joint tenants, with full rights of survivorship .

Justin B. Stratton
Notary Public

