

BEGINNING 6.47 CHAINS WEST AND 8.95 CHAINS SOUTH OF THE CENTER OF SECTION 23, IN TOWNSHIP 5 SOUTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, THENCE EAST 60 FEET; THENCE NORTH 148.50 FEET; THENCE WEST 60 FEET; THENCE SOUTH 148.50 FEET TO THE PLACE OF BEGINNING.

ALSO:

COMMENCING AT A POINT ON THE NORTH FENCE LINE OF 400 SOUTH STREET WHICH IS 367 FEET WEST AND 591 FEET SOUTH OF THE CENTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 148.5 FEET, THENCE WEST 60 FEET; THENCE NORTH 299.34 FEET ALONG THE FENCE TO A POINT ON THE NORTH FENCE LINE, THENCE EAST 238.67 FEET ALONG THE FENCE TO A POINT ON THE EAST FENCE LINE, THENCE SOUTH 0°44' WEST ALONG THE FENCE TO A POINT ON THE NORTH FENCE LINE OF 400 SOUTH STREET, THENCE WEST 173 FEET ALONG THE NORTH FENCE LINE OF 400 SOUTH STREET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED IN BOUNDARY LINE AGREEMENT RECORDED MAY 28, 2015 AS ENTRY NO. 45732:2015.

SITUATE IN UTAH COUNTY, STATE OF UTAH.

WHEN RECORDED MAIL TO:
KASKADE HOMES LLC
78 W 13775 S STE 3
DRAPER, UT 84020

ENT 31391:2023 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 May 16 4:21 pm FEE 40.00 BY KR
RECORDED FOR KASKADE HOMES LLC

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

RECORDED AT THE REQUEST OF KASKADE HOMES LLC
MAIL TAX NOTICE TO: KASKADE HOMES LLC 78 W 13775 S STE 3 DRAPER, UT 84020

PERSONAL REPRESENTATIVE'S DEED

KAYLENE D. NELSEN NKA KAYLENE ARMSTRONG, AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF RANDALL SCOTT NELSEN AKA RANDALL S. NELSEN

HEREBY CONVEYS AND WARRANTS TO

KASKADE HOMES LLC

GRANTEE, OF UTAH COUNTY, STATE OF UTAH.

FOR THE SUM OF TWO THOUSAND FIVE HUNDRED DOLLARS(\$2,500.00) AND OTHER GOOD AND VALUABLE CONSIDERATION,

WHEREAS GRANTOR IS THE QUALIFIED PERSONAL REPRESENTATIVE OF SAID ESTATE, FILED AS PROBATE NUMBER **933400404**, IN UTAH COUNTY, STATE OF UTAH.

THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UT:

(13-044-0023)

COMMENCING 2016.58 FEET EAST AND 120.28 FEET SOUTH AND S88°53' EAST 445.37 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 0°44' WEST 11 FEET MORE OR LESS; THENCE WEST 230 FEET; THENCE NORTH 15 FEET MORE OR LESS; THENCE SOUTH 86°53' EAST 230 FEET MORE OR LESS TO THE POINT OF BEGINNING.

BETTER DESCRIBED AS:

COMMENCING SOUTH 134.961 FEET AND EAST 2461.864 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 0°44' WEST 6.795 FEET; THENCE WEST 230.308 FEET; THENCE NORTH 11.285 FEET; THENCE SOUTH 88°53' EAST 230.438 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2023 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 2nd DAY OF May 2023.

Kaylene D. Nelsen NKA Kaylene Armstrong

By: KAYLENE D. NELSEN NKA KAYLENE ARMSTRONG,
AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF
RANDALL SCOTT NELSEN AKA RANDALL S. NELSEN

ACKNOWLEDGMENT



STATE OF Oklahoma)
(ss.)
COUNTY OF Woods)

On May 2nd 2023, personally appeared before me **KAYLENE D. NELSEN NKA KAYLENE ARMSTRONG, AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF RANDALL SCOTT NELSEN AKA RANDALL S. NELSEN**, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Cindy Smiley
NOTARY PUBLIC

My Commission Expires: 8/30/2023
Residing at: Woods COUNTY, Okla

