

Recording Requested by:  
First American Title Insurance Company  
315 South 500 East, Suite 101  
American Fork, UT 84003  
(801)763-8676

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Cobalt Development, Inc.  
5718 West Dannon Way  
West Jordan, Utah 84081

*SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE*

## **WARRANTY DEED**

Escrow No. **321-6134712 (TF)**  
A.P.N.: **27-040-0042**

**Craig Angus Stephenson and Christine Ellsworth, Co-Successor Trustees of The Wilbur A. Stephenson Living Trust No. 2, Dated November 29, 2007**, Grantor, of **Spanish Fork, Utah** County, State of **Utah**, hereby CONVEY AND WARRANT to

**Cobalt Development, Inc.**, Grantee, of **Spanish Fork, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

### **PARCEL 1:**

**COMMENCING 4.13 CHAINS SOUTH AND NORTH 81 1/4° WEST 1.50 CHAINS OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 26° WEST 2.62 CHAINS; THENCE SOUTH 81° EAST 16.5 FEET; THENCE NORTH 26° EAST 2.62 CHAINS; THENCE NORTH 81° WEST 16.5 FEET TO THE POINT OF BEGINNING.**

**TOGETHER WITH AND LESS AND EXCEPTING THAT PORTION RECEIVED AND CONVEYED UNDER BOUNDARY LINE AGREEMENT RECORDED JUNE 15, 2007, AS ENTRY NO. 87333:2007 IN THE UTAH COUNTY RECORDERS OFFICE.**

### **PARCEL 2:**

**COMMENCING 4.93 CHAINS EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER, OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 12 3/4° WEST 2.10 CHAINS; THENCE SOUTH 14 1/4° EAST 1.55 CHAINS; THENCE SOUTH 27 3/4° EAST 1.546 CHAINS; THENCE NORTH 81 3/4° WEST 7.20 CHAINS; THENCE NORTH 5 1/2° WEST 7.706 CHAINS; THENCE SOUTH 79° EAST 7.8**

A.P.N.: 27-040-0042

Warranty Deed - continued

File No.: 321-6134712 (TF)

**CHAINS; THENCE SOUTH 2.06 CHAINS; THENCE WEST 57 LINKS TO THE POINT OF BEGINNING.**

**TOGETHER WITH AND LESS AND EXCEPTING THAT PORTION RECEIVED AND CONVEYED UNDER BOUNDARY LINE AGREEMENT RECORDED JUNE 15, 2007, AS ENTRY NO. 87333:2007 IN THE UTAH COUNTY RECORDERS OFFICE.**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this 4-30-2021.

The Wilbur A. Stephenson Living Trust No. 2,  
Dated November 29, 2007

*Craig Angus Stephenson* Trustee  
Craig Angus Stephenson, Successor Trustee  
*Christine Ellsworth* Successor Trustee  
Christine Ellsworth, Successor Trustee

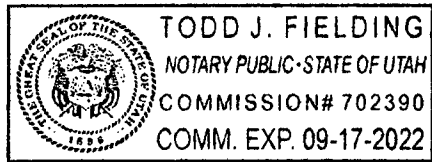
STATE OF Utah )  
County of Utah ) ss.

On 4-30-2021, before me, the undersigned Notary Public, personally appeared **Craig Angus Stephenson and Christine Ellsworth, Co-Successor Trustees of The Wilbur A. Stephenson Living Trust No. 2, Dated November 29, 2007**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 9-17-2022

*[Signature]*  
Notary Public



Recording Requested by:  
First American Title Insurance Company  
315 South 500 East, Suite 101  
American Fork, UT 84003  
(801)763-8676

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Cobalt Development, Inc.  
5718 W. Dannon Way  
West Jordan, Utah 84081

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **321-6134710 (TF)**  
A.P.N.: **27-040-0041**

**Stacey Nelson, Successor Trustee of The Gerald and Barbara Robertson Revocable Family Trust O/A/D September 9, 2011, a 25% interest and Stacey R. Nelson and Ryan G. Nelson, a 25% interest and Jennifer Robertson and Samuel Robertson, a 25% interest, and Kayla R. Thornton and Timothy A. Thornton, a 25% interest, Grantor, of Spanish Fork, Utah County, State of Utah, hereby CONVEY AND WARRANT to**

**Cobalt Development, Inc., Grantee, of Spanish Fork, Utah County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Utah County, State of Utah:**

**COMMENCING SOUTH 2952.58 FEET AND EAST 3026.2 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 39°59'59" EAST 190.76 FEET; THENCE NORTH 81°46'27" WEST 21.39 FEET; THENCE SOUTH 40°00'00" EAST 25.63 FEET; THENCE NORTH 81°00'00" WEST 630.09 FEET; THENCE NORTH 26°43'58" EAST 142.42 FEET; THENCE SOUTH 81°51'03" EAST 444.84 FEET TO THE POINT OF BEGINNING**

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this 4-30-2021.

The Gerald and Barbara Robertson Revocable  
Family Trust O/A/D September 9, 2011

Stacey Nelson Successor Trustee  
Stacey Nelson, Successor Trustee

Ryan G. Nelson  
Ryan G. Nelson

Timothy A. Thornton  
Timothy A. Thornton

Stacey R. Nelson  
Stacey R. Nelson  
Kayla R. Thornton  
Kayla R. Thornton

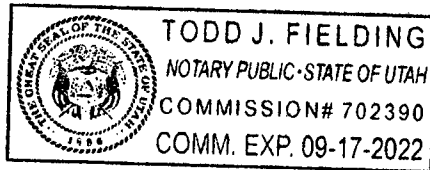
STATE OF Utah )  
County of Utah )ss.

On 4-30-2021, before me, the undersigned Notary Public,  
personally appeared **Stacey Nelson, Successor Trustee of The Gerald and Barbara Robertson  
Revocable Family Trust O/A/D September 9, 2011, and Stacey R. Nelson, Ryan G. Nelson,  
and Kayla R. Thornton and Timothy A. Thornton**, 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 to me that he/she/they executed the same in his/her/their authorized  
capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 9-17-2022


Todd J. Fielding  
Notary Public

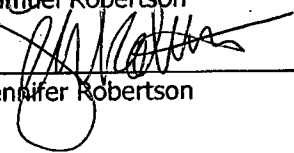


A.P.N.: 27-040-0041

Warranty Deed - continued

File No.: 321-6134710 (TF)

  
 \_\_\_\_\_  
 Samuel Robertson

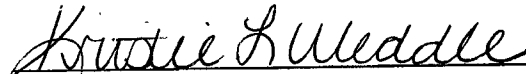
  
 \_\_\_\_\_  
 Jennifer Robertson

STATE OF Indiana )  
 County of Monroe ) ss.

On 4/30/21, before me, the undersigned Notary Public, personally appeared **Jennifer Robertson and Samuel Robertson**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 2/4/22

  
 \_\_\_\_\_  
 Notary Public

