



**Exhibit "A"**

A parcel of land located in the Northwest Quarter of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest corner of Lot 3, The Berkshires, Plat "J", a recorded subdivision, said point also being South 88 degrees 12'37" West 893.46 feet along the section line and South 1499.75 feet from a found brass cap monument marking the North one-quarter corner of said Section 25, said point being the real point of beginning; thence South 01 degrees 27'57" West 115.96 feet along the Westerly line of said Lot 3; thence South 89 degrees 44'15" West 134.74 feet along the Northerly line of Lot 2, The Berkshires, Plat "J", a recorded subdivision; thence South 88 degrees 57'35" West 156.23 feet along the Northerly line of Lots 1 and 2, The Berkshires, Plat "J", a recorded subdivision, and an extension thereof; thence North 05 degrees 07'30" East 133.17 feet along the Westerly face of an existing block wall to a point on the southerly line of an existing rock wall; thence South 87 degrees 18'30" East 282.32 feet along said Southerly line of an existing rock wall and also along an existing chain link fence line to the point of beginning.

(19:006:0042)

When recorded, please mail to:  
Scott L. Soelberg  
SCOTT L. SOELBERG, P.C.  
837 East 1200 South  
Orem, Utah 84097

ENT67726:2022 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2022 Jun 06 03:29 PM FEE 40.00 BY IP  
RECORDED FOR Scott L. Soelberg, P.C.  
ELECTRONICALLY RECORDED

Mail Tax Statements to:  
Brian L. Watson  
1437 S. Carterville Road  
Orem, UT 84097

### SPECIAL WARRANTY DEED

BRIAN L. WATSON, **Grantor**, of Orem, Utah County, State of Utah, hereby CONVEYS AND WARRANTS only against all parties claiming by, through or under him to BRIAN L. WATSON as Trustee of the BRIAN L. WATSON FAMILY TRUST U/A/D May 25, 2022, **Grantee**, whose address is 1437 S. Carterville Road, Orem, Utah 84097, for the sum of \$10.00 and other valuable consideration, the following described real property located in Utah County, State of Utah:

A parcel of land located in the Northwest Quarter of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northwest corner of Lot 3, The Berkshires, Plat "J", a recorded subdivision, said point also being South 88 degrees 12'37" West 893.46 feet along the section line and South 1499.75 feet from a found brass cap monument marking the North one-quarter corner of said Section 25, said point being the real point of beginning; thence South 01 degrees 27'57" West 115.96 feet along the Westerly line of said Lot 3; thence South 89 degrees 44'15" West 134.74 feet along the Northerly line of Lot 2, The Berkshires, Plat "J", a recorded subdivision; thence South 88 degrees 57'35" West 156.23 feet along the Northerly line of Lots 1 and 2, The Berkshires, Plat "J", a recorded subdivision, and an extension thereof; thence North 05 degrees 07'30" East 133.17 feet along the Westerly face of an existing block wall to a point on the southerly line of an existing rock wall; thence South 87 degrees 18'30" East 282.32 feet along said Southerly line of an existing rock wall and also along an existing chain link fence line to the point of beginning.

Parcel No.: 19-006-0038

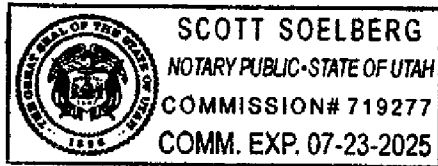
SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

WITNESS the hand of said Grantor this 2<sup>nd</sup> day of June, 2022.

  
BRIAN L. WATSON

STATE OF UTAH )  
                  : ss.  
COUNTY OF UTAH)

On the 2<sup>nd</sup> day of June, 2022, personally appeared before me BRIAN L. WATSON, the Grantor herein, personally known to me, or whose identity had been satisfactorily established to me, who duly acknowledged to me that he executed the foregoing deed for the purpose stated therein.



  
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Notary Public