

WARRANTY DEED

HOME SWEET HOME BY MITCH, LLC, a limited liability company organized and existing under the laws of the State of Utah, with its principal office at 223 West 520 North, Orem, UT 84057, grantor,

hereby CONVEYS AND WARRANTS to

HOME SWEET HOME BY MITCH, LLC and **THOMAS FREEMAN**, grantee
of 223 West 520 North, Orem, UT 84057

for the sum of Ten Dollars and other good and valuable consideration, the following described land in Utah County, State of Utah:

See Attached Exhibit "A"

Subject to easements and restrictions of record.

WITNESS, the hand of said grantor, this 6 day of October, A.D. 2023.

HOME SWEET HOME BY MITCH, LLC

By: MITCHELL JACOB MCCUISTION
Its: MANAGER

STATE OF UTAH)
) ss.
County of UTAH)

On the 6 day of October, A.D. 2023, before me, the undersigned Notary Public, personally appeared **MITCHELL JACOB MCCUISTION**, and known to me to be the manager or the designated agent of the limited liability company that executed the Warranty Deed and acknowledged the Warranty Deed to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute this Warranty Deed and in fact executed the Warranty Deed on behalf of the limited liability company.

David Brent Dragonje
Notary Public

My commission expires: 10/20/23
Residing in: Cedar Hills

Provo Abstract Company, Inc. has prepared this document as a courtesy only. The company disclaims any responsibility to and liability for the effects of, or any inaccuracies found, herein and thereafter.



Exhibit "A"

Lot 2, FINCH SUBDIVISION AF Final Plat, American Fork, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah.

LESS AND EXCEPTING therefrom the following described property to-wit:

A parcel of land in fee to facilitate the construction of a State Road known as Project No. S-115-6(175)245, being a part of Lot 2, Finch Subdivision AF, a subdivision of Utah County, recorded on June 25, 2007 as Entry 92131:2007 in the Utah County Recorder's Office, said parcel situated in the Northeast Quarter of the Northwest Quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, further described as follows:

Beginning at the Southwest corner of said Lot 2, Finch Subdivision AF; running thence North 00 Deg. 02' 30" East 14.84 feet along the West line of said Lot 2; thence South 86 Deg. 30' 18" East 1.41 feet; thence North 90 Deg. 00' 00" East 140.86 feet to a non-tangent point on a curve and the East line of said Lot 2; thence along said Lot 2 the following two (2) courses: Southwesterly along the arc of a 15.00 foot radius curve to the right a distance of 23.59 feet (central angle equals 90 Deg. 06' 31" and long chord bears South 45 Deg. 03' 15" West 21.23 feet) and North 89 Deg. 52' 57" West 127.89 feet to the point of beginning.

Corporate Warranty Deed

Grantor: Home Sweet Home by Mitch LLC

hereby **CONVEY AND WARRANT** to:

Grantee: Thomas W. Freeman
of: 37 S Bald Mountain Drive, Alpine, UT 84004

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within Utah County, State of UTAH to wit:


SEE ATTACHED LEGAL DESCRIPTION

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

WITNESS THE HAND OF SAID GRANTOR THIS 1st DAY OF DECEMBER 2023.


) 

) Home Sweet Home by Mitch LLC
) By: Mitchell ~~Jacob~~ McCuiston, Member-Manager
MB

STATE OF UTAH)
) §.
County of Utah)

On this 1st day of December 2023, personally appeared before me Mitchell ~~Jacob~~ ^{MB} McCuiston, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is the **Member-Manager** of **Home Sweet Home by Mitch LLC**, the Corporation that executed the foregoing instrument and that said document was signed by them in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and he acknowledged to me that said corporation executed the same.





Notary Public

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 38794

Lot 2, Finch Subdivision AF Final Plat, American Fork, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah.

Less and excepting therefrom the following described property to-wit:

A parcel of land in fee to facilitate the construction of a State Road known as Project No. S-115-6(175) 245, being a part of Lot 2 Finch Subdivision AF, a subdivision of Utah County, recorded on June 25, 2007 as Entry 92131:2007 in the Utah County Recorder's Office, said parcel situated in the Northeast Quarter of the Northwest Quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, further described as follows:

Beginning at the Southwest corner of said Lot 2, Finch Subdivision AF; running thence North $00^{\circ}02'30''$ East 14.84 feet along the West line of said Lot 2; thence South $86^{\circ}30'18''$ East 1.41 feet; thence North $90^{\circ}00'00''$ East 140.86 feet to a non-tangent point on a curve and the East line of said Lot 2; thence along said Lot 2 the following two (2) courses: Southwesterly along the arc of a 15.00 foot radius curve to the right a distance of 23.59 (central angle equals $90^{\circ}06'31''$ and long chord bears South $45^{\circ}03'15''$ West 21.23 feet) and North $89^{\circ}52'57''$ West 127.89 feet to the point of beginning.

Tax ID No. 39-211-0009