Vanguard Title Insurance Agency, LLC WHEN RECORDED RETURN TO: Vessie August Pearson, IV 9517 North 6560 West Highland, UT 84003 DR 76, Inc.File No.: 20847-MB

ENT 58320:2018 PG 1 of 1

Jeffery Smith

Utah County Recorder

2018 Jun 22 01:25 PM FEE 10.00 BY MA

RECORDED FOR Vanguard Title Insurance Agency, LLC - A

ELECTRONICALLY RECORDED

WARRANTY DEED

GRANTOR(S): DR 76, Inc.

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Vessie August Pearson, IV

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County**, State of UTAH:

Lot 2, Plat "B", PECK HOLLOW SUBDIVISION, Highland, Utah, according to the official plat thereof on file in the office of the Utah County Recorder.

Tax Parcel No.: 49-882-0002

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this 7

dax∕∖of June, 2018.

Ron L Peck President

DR 76, Inc

State of Utah

} :ss.

County of Utah

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On this Al day of June 2018, personally appeared before me, Ron L. Peck, who being by me duly sworn, did say, that such person is the President of DR 76, Inc., a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its by-laws or by a resolution of its board of directors and that the said Ron L. Peck acknowledged to me that the said corporation executed the same.

Witness my hand and official seal.

Notary Public

TERESSA DONALDSON
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 690778
COMM. EXP. 09-11-2020

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Vess Pearson 9517 N. 6560 W. Highland, UT 84003 ENT 113666: 2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Oct 27 04:52 PM FEE 40.00 BY AR
RECORDED FOR Holland & Hart LLP - SLC
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Vessie August Pearson IV and Angela Kitchen Pearson, husband and wife as joint tenants (collectively, "Grantor"), hereby convey and warrant against all claiming by, through, or under Grantor, but not otherwise, to Vessie August Pearson, IV, whose address is 9517 N. 6560 W., Highland, UT 84003, the following described real property located in Utah County, Utah:

Commencing North 89°48'00" East 7.9 feet from the Northwest corner of Section 11, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°48'00" East 120 feet; thence South 2°37'00" East 363 feet; thence South 89°48'00" West 120 feet; thence North 2°37'00" West 363 feet to the point of beginning.

Also, Commencing North 0°8'40" West 0.12 feet and North 89°51'20" East 127.9 feet from the Northwest corner of Section 11, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°48'00" East 36.2 feet, thence South 1°24'13" East 734.46 feet; thence South 89°53'00" West 140.07 feet; thence North 2°37'00" West 262.96 feet; thence North 89°51'19" East 1.26 feet; thence North 2°45'40" West 108.75 feet; thence North 89°48'00" East 119.01 feet; thence North 2°37'00" West 363 feet to the point of beginning.

Tax Parcel No.: 12:058:0108

TOGETHER WITH: (a) any buildings, structures and improvements of any kind associated with and located on the real property; (b) all rights-of-way, easements and privileges appurtenant to the real property; (c) all ingress and egress easements and agreements, and/or property rights associated with the real property; (d) all oil, gas, and minerals, and all water and water rights appurtenant to or used in connection with the real property and owned by Grantor; and (e) all other appurtenances, rights, and privileges benefiting, belonging or pertaining to the real property and owned by Grantor (collectively, the "*Property*").

SUBJECT TO: current taxes and other current applicable assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations, encumbrances, liens, obligations, liabilities or other matters of record or to which reference is made in the public record; and any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate ALTA survey, of the Property would reveal.

Dated as of October 27, 2022.

[Signature Page Follows]

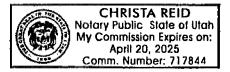
Vessie August Pearson IV

Angela Kitchen Pearson

Asusta Lud Notary Public Residing at: Droper, UT

STATE OF _//tah _______) ss.
COUNTY OF _________)

The foregoing instrument was acknowledged before me on October <u>27</u>, 2022, by Vessie August Pearson IV and Angela Kitchen Pearson.



My Commission Expires:

4/20/2025