

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

ENT 54631:2014 PG 1 of 2
Jeffery Smith
Utah County Recorder
2014 Aug 05 03:07 PM FEE 12.00 BY CLS
RECORDED FOR First American - American Fork
ELECTRONICALLY RECORDED

AFTER RECORDING RETURN TO:
AF Utah, LLC.
2020 Pebble Creek Drive
Springville, UT 84663

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

WARRANTY DEED

Escrow No. **321-5643730 (LL)**
A.P.N.: **13-041-0047**

Demar Young and Patricia Young, husband and wife as joint tenants, Grantor, of **American Fork, Utah** County, State of **Utah**, hereby CONVEY AND WARRANT to

AF Utah, LLC., a Utah limited liability company, Grantee, of **Springville, 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**:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 7750 NORTH STREET, UTAH COUNTY, UTAH, WHICH POINT IS MORE OR LESS NORTH 89°53'29" WEST 31.45 FEET ALONG THE SECTION LINE AND SOUTH 1625.61 FEET FROM THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°13'55" EAST 207.72 FEET ALONG SAID RIGHT-OF-WAY TO THE EASTERLY LINE OF A CONCRETE DITCH EXTENDED; THENCE SOUTH 02°24'06" WEST 356.48 ALONG THE EXTENSION OF SAID DITCH TO A FENCE LINE; THENCE NORTH 87°18'30" WEST 197.21 FEET ALONG SAID FENCE LINE AND THE EXTENSION THEREOF TO THE EXTENSION OF A FENCE LINE; THENCE NORTH 00°41'33" EAST 349.71 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2014** and thereafter.

Witness, the hand(s) of said Grantor(s), this **August 5, 2014**.

Demar Young
Demar Young

Patricia Young
Patricia Young

STATE OF Utah)
County of Utah)ss.

On 5 August, 2014, before me, the undersigned Notary Public, personally appeared **Demar Young and Patricia Young**, 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: 2-03-15

Kenneth W. Bruun
Notary Public

