

28344

WHEN RECORDED MAIL TO:  
AMG ENTERPRISES, INC  
159 SOUTH STATE  
LINDON, UT 84042

ENT 3193:2005 PG 1 of 2  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2005 Jan 11 9:50 am FEE 16.00 BY LJ  
RECORDED FOR EMPIRE LAND TITLE COMPANY

**WARRANTY DEED**

**LEO H. AULT AND VIRGINIA A. AULT AND JULIA GILLMAN,**

Grantors,

of Pleasant Grove, State of Utah

hereby CONVEY and WARRANTY to

**AMG ENTERPRISES, INC,**

Grantee,

of 159 South State, Lindon, Utah,

for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of , to-wit

See Attached Exhibit "A"

3-8-9 & 10

Reserving unto the LEO H. AULT AND VIRGINIA A AULT water right number 55-3739

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2005 taxes and thereafter.

WITNESS the hand of said grantor, this 4th day of January, 2005

*Leo H. Ault*  
\_\_\_\_\_  
LEO H. AULT

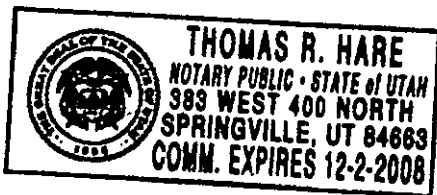
*Virginia A. Ault*  
\_\_\_\_\_  
VIRGINIA A. AULT

*Julie Gillman*  
\_\_\_\_\_  
JULIA GILLMAN

STATE OF UTAH )  
  ) :ss  
COUNTY OF UTAH )

On the 4th day of January, 2005, personally appeared before me LEO H. AULT and VIRGINIA A. AULT and JULIA GILLMAN, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

*Thomas R. Hare*  
\_\_\_\_\_  
Notary Public



## EXHIBIT A

## LEGAL DESCRIPTION

## ARCEL 1:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY FOR STATE STREET WHICH POINT IS EAST 436.76 FEET AND SOUTH 1273.58 FEET FROM THE POINT FOR THE NORTH ONE QUARTER SECTION CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M; THENCE ALONG RIGHT-OF-WAY AND FENCELINE S79°31'36"E 68.43 FEET TO A UDOT R.O.W. CAP, THENCE CONTINUE ALONG RIGHT-OF-WAY N17°50'00"E 20.00 FEET TO A UDOT R.O.W. CAP IN A FENCE LINE, THENCE ALONG SAID RIGHT-OF-WAY AND FENCELINE S72°29'00"E 97.61 FEET, THENCE SOUTH 77.51 FEET, THENCE N89°14'00"W 165.38 FEET TO A FENCE LINE, THENCE N00°39'55"W 98.09 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

## PARCEL 2:

BEGINNING AT A POINT WHICH IS EAST 436.76 FEET AND SOUTH 1273.58 FEET AND S00°39'55"E 98.09 FEET FROM THE POINT FOR THE NORTH ONE QUARTER SECTION CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M; THENCE S89°14'00"E 215.95 FEET, THENCE SOUTH 112.41 FEET TO A FENCELINE, THENCE N89°36'41"W 214.61 FEET ALONG A FENCELINE, THENCE N00°39'55"W 113.85 FEET ALONG A FENCE LINE AND THE EXTENTION THEREOF TO THE POINT OF BEGINNING.

## PARCEL 3:

BEGINNING AT A POINT WHICH IS EAST 603.27 FEET AND SOUTH 1373.87 FEET FROM THE POINT FOR THE NORTH ONE QUARTER SECTION CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M; THENCE NORTH 77.51 FEET TO THE SOUTH R.O.W. OF STATE STREET, THENCE ALONG SAID R.O.W. S72°29'00"E 180.08 FEET, THENCE S00°01'56"W 37.07 FEET, THENCE N89°29'00"W 121.15 FEET, THENCE NORTH 12.24 FEET, THENCE N89°14'00"W 50.57 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 25.00 FOOT EASEMENT FOR INGRESS AND EGRESS BEING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY FOR STATE STREET WHICH POINT IS EAST 844.60 FEET AND SOUTH 1372.52 FEET FROM THE POINT FOR THE NORTH ONE QUARTER SECTION CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SLB&M; THENCE S30°00'00"W 19.56 FEET, THENCE N89°14'00"W 370.00 FEET

BASIS OF BEARING IS GRID NORTH, UTAH STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

TAX ID # 3-8-9 & 10