

Andrea Allen  
Utah County Recorder

2021 Apr 01 03:24 PM FEE 40.00 BY MG  
RECORDED FOR Cottonwood Title Insurance Agency  
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:

SPACE BELOW FOR RECORDER'S USE:

Shirlene Bastar, Esq.  
Bastar & Associates  
1791 East 2100 South  
Salt Lake City, UT 84106

MAIL TAX STATEMENTS TO:

Michael Nemelka and Melanie Nemelka  
3164 Upland Terrace NW  
Washington, DC 20015

142243-CPY

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

THAT Michael Nemelka and Melanie Nemelka, as joint tenants, of the District of Columbia, (herein called "Grantor" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Clegg Canyon Development Corporation, a Utah corporation, (herein called "Grantee" whether one or more) of 3164 Upland Terrace NW; Washington, DC 20015, all of the following described real property in Utah County, Utah, to-wit:

Legal Description: See Attached Exhibit "A"


TIN: 26-068-0122 nka 24-068-0159

This conveyance is made and accepted subject to any and all restrictions, covenants, conditions, easements, maintenance charges and the liens securing said charges, and mineral reservations of whatsoever nature, if any, affecting the premises conveyed herein, now of record in the county wherein the land is located.

TO HAVE AND TO HOLD the Property, with its appurtenances unto the Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it will Warrant and Defend to Property unto Grantee and its successors and assigns from and against all lawful claims whatsoever arising by, through, or under Grantor, but not otherwise.

Witness the hand of said Grantor, this 30 day of March, 2021.

  
Michael Nemelka, Grantor

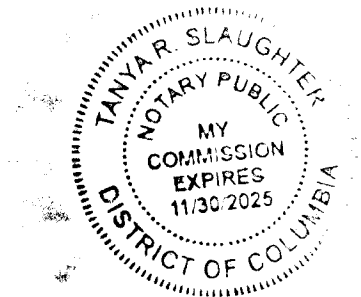
  
Melanie Nemelka, Grantor

District of Columbia: SS

This record was acknowledged before me on 3/30, 2021 by Michael Nemelka and Melanie Nemelka.

Tanya R. Slaughter  
NOTARY PUBLIC

My Commission Expires: 11/30/2025



**EXHIBIT A  
PROPERTY DESCRIPTION**

Commencing at the South quarter corner of Section 12, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 87°42'37" West along the section line 1294.77 feet to an existing rebar with cap; North 01°16'58" West along the Maple Cove Subdivision, Plat "A" and an existing fence line 1034.40 feet; thence South 89°23'23" East 0.93 feet; thence North 00°24'40" West along an existing fence line 82.41 feet; thence North 00°13'26" East along an existing fence line 113.49 feet to the Southerly right of way of 400 North Street; thence along the Southerly right of way of 400 North Street the following seven (7) calls: North 89°28'28" East 601.81 feet; South 89°01'01" East 49.90 feet; South 78°27'47" East 39.95 feet; South 60°27'16" East 24.83 feet; South 38°56'46" East 131.29 feet; South 42°41'56" East 321.45 feet; South 48°15'09" East 404.45 feet; thence South 00°08'50" East 555.08 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land:

Commencing at the South quarter corner of Section 12, Township 8 South, Range 3 East, Salt Lake Base and Meridian, Central Utah Zone; thence South 87°42'37" West along the section line 1007.34 feet; thence North 43°38'25" East 25.80 feet; thence North 59°39'08" East 53.44 feet; thence North 67°12'23" East 59.66 feet; thence North 40°23'27" East 85.81 feet; thence North 50°47'08" East 56.42 feet; thence North 57°00'36" East 75.08 feet; thence North 37°03'25" East 93.82 feet; thence North 59°17'57" East 202.54 feet; thence North 57°56'35" East 71.57 feet; thence North 47°36'00" East 107.03 feet; thence North 20°38'47" East 28.09 feet; thence North 61°33'14" East 43.98 feet; thence North 51°44'44" East 104.66 feet; thence North 13°31'38" East 154.94 feet; thence South 48°15'09" East 250.00 feet to the quarter section line; thence South 00°08'50" East along said quarter section line 555.08 feet to the point of beginning.

Basis of bearing being North 50°00'50" West from the found brass cap of the South quarter corner to the found BLM cap of the South 1/16 corner. NDA83 Coordinate System.

Tax Id No.: 26-068-0159