

Mail Tax Notice to:
The Itapeva Trust,
dated March 17, 2021
542 Alpine Highway
Alpine, UT 84004

WARRANTY DEED

GRANTOR: Geraldine H. Bangerter,

CONVEYS AND WARRANTS TO

GRANTEE: Cory William Bangerter, Julie Bangerter Beck, and Glenn Paulo Bangerter, as Trustees of The Itapeva Trust, dated March 17, 2021,
of 542 Alpine Highway, Alpine, UT 84004

as a gift for no consideration the following described tract of land in Utah County, State of Utah:

See property description in the attached Exhibit A

Subject to City and/or County taxes and Assessments not delinquent; Easements Rights-of-Way Covenants Conditions and Restrictions and Encumbrances now of record.

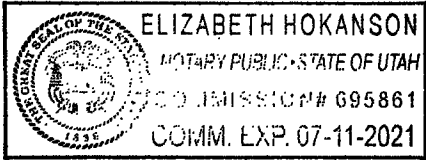
* * *

SIGNED by the Grantor on March 17, 2021.

Geraldine H. Bangerter
Geraldine H. Bangerter

STATE OF)
)ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this March 17, 2021 by Geraldine H. Bangerter.



Elizabeth Hokanson
Notary Public

Name: Elizabeth Hokanson
Comm #: 695861
Comm Exp.: 07-11-2021

Exhibit A

BEGINNING AT A POINT ON THE WEST LINE OF COUNTY ROAD, WHICH POINT OF BEGINNING IS WEST 5.56 CHAINS, MORE OR LESS FROM THE CENTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 15.16 CHAINS MORE OR LESS TO A POINT 20.82 CHAINS WEST OF CENTER OF SAID SECTION 25; THENCE NORTH 12 DEG. WEST 8.86 CHAINS; THENCE NORTH 52 1/2 DEG. EAST 6.56 CHAINS; THENCE EAST 1.00 CHAIN; THENCE NORTH 49 DEG. EAST 4.24 CHAINS; THENCE NORTH 55 1/2 DEG. EAST 7.28 CHAINS; THENCE SOUTH 84 DEG. EAST 3.63 CHAINS; THENCE SOUTH 55 DEG; EAST 1.55 CHAINS; THENCE NORTH 81 3/4 DEG. EAST 2.28 CHAINS, MORE OR LESS TO THE QUARTER SECTION LINE; THENCE NORTH 81 DEG. EAST 4.00 CHAINS; THENCE SOUTH 34 DEG. 15' EAST 2.00 CHAINS, MORE OR LESS TO THE WEST LINE OF THE COUNTY ROAD; THENCE FOLLOWING THE WEST LINE OF SAID COUNTY ROAD SOUTH 53 DEG. WEST 6.5 CHAINS; THENCE SOUTH ABOUT 31 DEG. WEST 7.35 CHAINS, MORE OR LESS; THENCE SOUTH 8 DEG. WEST 8.00 CHAINS; MORE OR LESS TO THE POINT OF BEGINNING.
LESS 2.01 ACRES, MORE OR LESS CONVEYED TO THE UNITED STATES OF AMERICA.
LESS 3.00 ACRES, MORE OR LESS CONVEYED TO DON W. BOULTER AND WIFE,
RECORDED IN BOOK 1115 AT PAGE 73 IN THE UTAH COUNTY RECORDER'S OFFICE.
UTAH COUNTY, STATE OF UTAH.

LESS AND EXCEPTING THAT PORTION DEEDED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED OCTOBER 17, 2001, AS ENTRY NO. 105690:2001 UTAH COUNTY RECORDS.

The following is informational and not part of the legal description:

Tax Serial No.: 11:022:0037

Property Address: 842 South Alpine Highway, Alpine, UT 84004