

WHEN RECORDED RETURN TO:

Nirav Dineshkumar Vora
4478 W 2550 N
Lehi, UT 84043
Tax ID No.: 41-897-0314

RESPA

WARRANTY DEED

Nirav Dineshkumar Vora, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Nirav Dineshkumar Vora and Binita Kiritkumar Bhuta, Husband and Wife as Joint Tenants **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Utah County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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


WITNESS, the hand of said grantor this 18th day of March, 2019.



Nirav Dineshkumar Vora

State of Utah
County of Salt Lake

On this 18th day of March, 2019, personally appeared before me, the undersigned Notary Public, personally appeared Nirav Dineshkumar Vora, 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 before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by 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.



Notary Public
My commission expires: October 16, 2021



EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein is situated in the County of Utah, State of Utah, and is described as follows:

PARCEL 1:

All of Lot 314, HOLBROOK FARMS PLAT B, PHASE 3, according to the Official Plat recorded June 15, 2018 as entry No 56054:2018 in the Office of the Utah County Recorder.

AND ALSO a portion of Parcel B, HOLBROOK FARMS PLAT B, PHASE 3, according to the Official Plat recorded June 15, 2018 as entry No 56054:2018 in the Office of the Utah County Recorder, more particularly described as follows:

Beginning at the Northwest Corner of Lot 314, HOLBROOK FARMS PLAT B, PHASE 3, according to the Official Plat recorded June 15, 2018 as entry No 56054:2018 in the Office of the Utah County Recorder; thence South along said lot 57.97 feet to the Easterly line of a 10 foot public utility easement; thence Northerly along said easement and along the arc of a non-tangent curve to the right having a radius of 126.00 feet (radius bears: N64°05'25"E) a distance of 59.89 feet through a central angle of 27°14'06" Chord: N12°17'32"W 59.33 feet; thence East 12.63 feet to the point of beginning.

PARCEL 1A:

A non exclusive easement for access over and across Common Area, as disclosed in the Master Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements recorded March 3, 2017 as Entry No. 21346:2017 and any Amendments thereto.