

File No. 07-15585
WHEN RECORDED MAIL TO:
Tsai Yueh Lee
1328 No. Highway 89
Farmington, Utah 84025

ENT 35094:2016 PG 1 of 4
Jeffery Smith
Utah County Recorder
2016 Apr 22 12:47 PM FEE 18.00 BY EO
RECORDED FOR Vanguard Title Insurance Agen
ELECTRONICALLY RECORDED

WARRANTY DEED
LIMITED LIABILITY COMPANY

Lehi City

Grantor,

of Lehi, County of Utah , State of UTAH hereby CONVEY and WARRANT to

Tsai Yueh Lee, as to an undivided 50% interest and Allen Ock-Lun Lee and Sharon Kikkawa Lee, as Trustees under Trust Agreement dated December 20, 2002, as to an undivided 50% interest

Grantee,

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

Beginning at a point which is South 941.90 feet, East 1903.84 feet, East 101.50 feet, and South 50.70 feet from the West Quarter Corner of Section 31, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence South 150.46 feet; thence South 82°47'42" West 202.57 feet; thence North 48°48'43" East 267.05 feet to the point of beginning.

Together with the following described No-Access Lines adjacent Triumph Boulevard and I-15 Frontage Road along with two thirty (30') wide accesses as described as follows: Beginning at a point which is North 0°00'00" East 1331.12 feet, South 90°00'00" West 655.24 feet and South 89°56'29" West 329.94 feet from the South Quarter Corner of Section 31, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 41°18'48" West a distance of 42.20 feet; thence North 48°48'43" East a distance of 150.00 feet to a 30 foot right in - right out access; thence North 48°48'43" East a distance of 30.00 feet along said access; thence North 48°48'43" East a distance of 170.00 feet along the no access line to a 30 foot full access; thence North 48°48'43" East a distance of 30.00 feet along said access; thence North 48°48'43" East a distance of 95.99 feet more or less along the no access line to the easterly line of Lehi parcel.

Subject to a 20" SD Easement described on Exhibit "A" attached hereto
Base Tax Serial No.: 11-032-0060

Subject to property taxes for the year 2016 and subsequent years; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

WITNESS the hand of said grantor, this 19th day of April, 2016 .

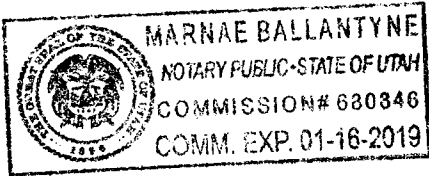
Lehi City



BY: Bert Wilson
ITS: Mayor

STATE OF UTAH)
 :ss
COUNTY OF Utah)

On the 19th day of April, 2016, personally appeared before me Bert Wilson, who being duly sworn, did say that he is the Mayor of Lehi City, a municipal corporation and that the within and foregoing instrument was signed in behalf of Lehi City, by authority and said Bert Wilson duly acknowledged to me that said Lehi City, a municipal corporation, executed the same.




NOTARY PUBLIC

Exhibit "A"

20' SD Easement through Lee Parcel 3-3-16

Beginning at a point which is North 1525.47 feet and West 654.84 feet from the South Quarter Corner Section 31, Township 4 South, Range 1 East, Salt Lake Base & Meridian; thence N 89°55'00" W 171.65 feet; thence N 48°48'43" E 30.32 feet; thence S 89°55'00" E 148.84 feet; thence South 20.00 feet to the POINT OF BEGINNING.

