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Page 1 of 9

Mary Ann Trussell, Summit County Utah Recorder

06/08/2015 11:43:25 AM Fee \$27.00

By FIRST AMERICAN - SUN PEAK

Electronically Recorded

Recording Requested by:
First American Title Company, LLC
1750 Sun Peak Drive
Park City, UT 84098
(435)615-0404

AFTER RECORDING RETURN TO:
Michael Meza and Stacey Meza
PO Box 156
Park City, UT 84060

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

*****THIS DOCUMENT WAS SIGNED IN COUNTERPART *****

WARRANTY DEED

Escrow No. **385-5708910 (kic)**
A.P.N.: **SS-78-4**

Steven M. Altschuler, Benjamin J. Altschuler and Sarah Kushner, trustees of The Irrevocable Trust for Benjamin J. Altschuler, dated November 1, 2012 who took title as Steven M. Altschuler, trustee of The Irrevocable Trust for Benjamin J. Altschuler, dated November 1, 2012 , Grantor, of Philadelphia, Philadelphia County, State of PA, hereby CONVEY AND WARRANT to

Michael Meza and Stacey Meza, husband and wife as joint tenants, Grantee, of Park City, Summit County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Summit County, State of Utah:

LOT 97, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS DUE EAST 3,610.819 FEET AND DUE SOUTH 4,735.78 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, (SAID NORTHEAST CORNER BEARING NORTH 89°23'18" EAST FROM THE NORTHWEST CORNER AND BEING THE BASIS OF BEARING FOR THIS DESCRIPTION); THENCE NORTH 55°42'22" WEST 1,035.583 FEET; THENCE NORTH 32°39'39" EAST 645.714 FEET; THENCE SOUTH 55°30' EAST 664.455 FEET; THENCE NORTH 85° EAST 1,691.292 FEET TO THE WEST LINE OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (NOT SURVEYED); THENCE SOUTH 0°49'31" EAST ALONG SAID WEST LINE 1,230.704 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 79°10'34" WEST, 1,774.146 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH 50-FOOT RIGHT-OF-WAY DESIGNATED AS RIGHTS-OF-WAY "R", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY "R"

A 50 FOOT RIGHT-OF-WAY, 25 FEET ON EACH SIDE OF ITS CENTERLINE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°38'12" EAST ALONG THE SECTION LINE 3,123.890 FEET AND DUE SOUTH 3,643.398 FEET FROM THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH CORNER IS NORTH 89°23'18" EAST (USED AS THE BASIS OF BEARING FOR THIS DESCRIPTION) FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 32°39'39" WEST 645.601 FEET; THENCE SOUTH 55°45'22" EAST 1,010.583 FEET; THENCE SOUTH 20°48'24" WEST 267.442 FEET; THENCE SOUTH 30°18'53" WEST 1,059.929 FEET; THENCE SOUTH 60°35'34" WEST 315.674 FEET; THENCE SOUTH 31°42'05" WEST 599.437 FEET; THENCE SOUTH 50°26'25" WEST 298.329 FEET; THENCE SOUTH 69°47'23" WEST 969.703 FEET; THENCE SOUTH 52°58'48" WEST 382.001 FEET; THENCE SOUTH 40°58'41" WEST 907.332 FEET; THENCE SOUTH 38°00'22" WEST 958.188 FEET; THENCE SOUTH 86°20'52" WEST 235.478 FEET; THENCE NORTH 48°14'23" WEST 750.733 FEET; THENCE NORTH 70°19'11" WEST 727.496 FEET; THENCE NORTH 50°46'49" WEST 240.00 FEET; THENCE NORTH 85°46'58" WEST 44.185 FEET; THENCE NORTH 27°12'58" WEST 393.575 FEET; THENCE NORTH 64°01'32" WEST 433.820 FEET; THENCE NORTH 37°31'42" WEST 435.029 FEET; THENCE NORTH 3°10'47" EAST 180.278 FEET; THENCE NORTH 21°22'14" WEST 246.982 FEET; THENCE NORTH 71°46'44" WEST 847.496 FEET; THENCE SOUTH 57°07'53" WEST 386.943 FEET; THENCE SOUTH 40°00' WEST 645.450 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 196, SAID POINT BEING DUE EAST 870.756 FEET AND DUE SOUTH 1,651.947 FEET FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2015** and thereafter.

Witness, the hand(s) of said Grantor(s), this 10-4-15.

The Irrevocable Trust for Benjamin J.
Altschuler, dated November 1, 2012

Steven M. Altschuler
Steven M. Altschuler, Trustee

Benjamin J. Altshuler, Trustee

Sarah Kushner, Trustee

STATE OF PA.)
County of Philadelphia)ss.

On June 4, 2015, before me, the undersigned Notary Public, personally appeared Steven M. Altschuler, Benjamin J. Altschuler and Sarah Kushner, Trustees of The Irrevocable Trust for Benjamin J. Altschuler, dated November 1, 2012, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 12/20/15



Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Rosario Montes, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Dec. 20, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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Benjamin J. Altschuler, Trustee

Sarah Kushner, Trustee

STATE OF Utah)
County of Summit)ss.

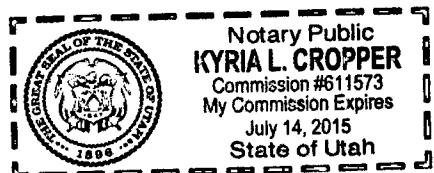
On 6-4-15, before me, the undersigned Notary Public, personally appeared **Steven M. Altschuler, Benjamin J. Altschuler and Sarah Kushner, Trustees of The Irrevocable Trust for Benjamin J. Altschuler, dated November 1, 2012**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 7-14-15



Notary Public



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Benjamin J. Altshuler, Trustee

Sarah Kushner, Trustee

STATE OF

New York)
)ss.
County of New York

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WITNESS my hand and official seal.

My Commission Expires:

Notary Public

ANITA KEITEL
Notary Public, State of New York
No. 31-4749456
Qualified in New York County
Commission Expires June 30, 2015