

NTUT-93963

When recorded mail to:

Wardley Development Saratoga, Inc.
5296 South Commerce Drive, Suite 303
Murray, UT 84103

ENT 103242:2019 PG 1 of 2
Jeffery Smith
Utah County Recorder
2019 Oct 09 02:29 PM FEE 40.00 BY LT
RECORDED FOR Northern Title Company
ELECTRONICALLY RECORDED

QUIT CLAIM DEED

Lynn E. Wardley and Marie H. Wardley, Husband and Wife as Joint Tenants

Grantors of Saratoga Springs, County of Utah, State of UT, hereby Quit Claims to:

Wardley Development Saratoga, Inc.

Grantee(s) of , County of , State of , for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Utah County, State of UT:

See Attached Exhibit

Subject to easements, restrictions and rights of way of record, and taxes for the current year and thereafter.

This document has been prepared as an accommodation to the parties herein without respect to title clearance issues, or approval from the appurtenant planning and zoning commission. The grantors and grantees further hold Northern Title Company and its owners and agents harmless from any losses sustained by any of the parties herein with regard to the same.

[Signature] Grantor Initials [Signature] Grantee Initials

Witness, the hands of said grantors, this 8th day of October, 2019.



[Signature]
Lynn E. Wardley
[Signature]
Marie H. Wardley

State of NV)
County of Clark)ss:

On this 8 day of October, 2019, personally appeared before me Lynn E. Wardley and Marie H. Wardley, who duly acknowledged to me that they executed the same.



[Signature]
Notary Public

EXHIBIT A

Commencing North 0°12'14" East 825.77 feet and East 1816.14 feet from the Southwest Corner of Section 1, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North 23°43'00" East 224.9 feet; thence South 77°24'78" East 369.14 feet; thence South 83°45'57" East 356.76 feet; thence South 28°9'57" East 153.89 feet; thence South 55°50'00" West 269.63 feet; thence along a curve to the Right (chord bears North 79°14'51" West 525.34 feet, radius = 372 feet); thence along a curve to the left (chord bears North 53°35'4" West 172.48 feet, radius = 261.5 feet) to the point of beginning.

Less & Excepting any and all outstanding oil and gas, mining and mineral rights, etc., together with the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises, and the right of ingress and egress for the use of said rights.

Serial No. 59:001:0064

Less and excepting Lot 1, Plat "A", Talons Cove Drive Subdivision, according to the official plat thereof on file and of record in the office of the Utah County Recorder.