

**01068791 B: 2408 P: 1108**

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Mary Ann Trussell, Summit County Utah Recorder  
05/05/2017 01:17:40 PM Fee \$20.00  
By SUMMIT ESCROW & TITLE  
Electronically Recorded

Grantees Address:

**720 S. WILLOW AVE  
TAMPA, FL 33606**

SET #17-03-043

**WARRANTY DEED**

JAY ALAN CUTLER and KAREN MARIE DUNCAN-CUTLER, GRANTOR(S), for the sum of Ten Dollars and other good and valuable consideration, do(es) hereby CONVEY AND WARRANT to

**K & L WESTERN PROPERTY LLC**

GRANTEE(S), the following described land situated in the County of SUMMIT, State of Utah, to-wit:

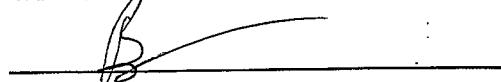
See Attached Exhibit "A"

Subject to easements, restrictions and rights of way currently of record and general property taxes for the year 2017 and thereafter.

Tax Identification #SS-80-2.

Dated this 29 day of April, 2017.

Witness:



Jay Alan Cutler  
JAY ALAN CUTLER

Karen Marie Duncan-Cutler  
KAREN MARIE DUNCAN-CUTLER  
Karen Duncan Cutler

STATE OF \_\_\_\_\_, County of \_\_\_\_\_

On this \_\_\_\_\_ day of April, 2017, before me \_\_\_\_\_, a notary public, personally appeared JAY ALAN CUTLER AND KAREN MARIE DUNCAN-CUTLER, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

*See attached certificate*

My commission expires:  
Residing in:

\_\_\_\_\_  
Notary Public.

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached; and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA      )  
                                  ) ss  
COUNTY OF LOS ANGELES    )

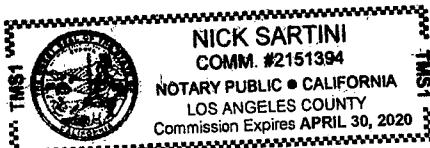
On 4-29-17 before me Nick Sartini Notary Public,  
personally appeared Jay Alan cutter and Karen Duncan-cutter

who 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 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.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nick Sartini



(Seal)

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**OPTIONAL**

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Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document \_\_\_\_\_

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

Signers Other Than Named Above: \_\_\_\_\_

EXHIBIT A

SS-80-2

Lot 101 more particularly described as follows:

BEGINNING at a point that is on the South line of the NE 1/4 of Section 30, Township 1 South, Range 5 East, Salt Lake Base and Meridian; said point of beginning being South 00°06'48" East along the East line of Said East  $\frac{1}{4}$  2659.75 feet and South 89°25'46" West along said South line 1510.00 feet from the NE corner of said Section 30, (not surveyed) (said NE corner bearing North 89°23'18" East from the NW corner and being the basis of bearing for this description); thence South 89°25'48" West along said South line 1130.00 feet to the center of said Section 30; thence South 53° West 953.090 feet; thence South 36° East 291.943 feet; thence South 31°57' East 548.019 feet; thence North 78°03'46" East 1522.933 feet; thence North 03°33'51" West 972.894 feet to the point of BEGINNING.

TOGETHER WITH and subject to a 50-foot Right-of-Way designed as Right-of-Way "Q".

RIGHT-OF-WA Y "Q" A 50-foot Right-of-Way 25 feet on each side of its center line, described as follows:

BEGINNING at a point North 89°38'12" East along the section line 2770.525 feet and due South 1874.418 feet from the SW corner of Section 20. T1S, R5E, SLB&M, which corner is North 89°23'18" East (used as the basis of bearing for this description) from the NW corner of Section 30, T1S, R5E, SLB&M; thence South 54°30'24" West 110.193 feet; thence South 34°29'31" West 871.768 feet; thence South 19°39'14" West 668.973 feet; thence South 31°51'44" West 1695.472 feet; thence South 63°52'08" West 223.098 feet; thence South 71°50'50" West 320.975 feet; thence North 12°14'32" West 542.333 feet; thence North 82°52'30" West 282.179 feet; thence South 69°19'15" West 1092.241 feet; thence South 55°16'16" West 1070.747 feet; thence North 79°52'31" West 284.429 feet; thence North 36°59'20" West 482.001 feet; thence North 29°25'39" West 447.772 feet; thence North 45°21'21" West 569.232 feet; thence North 31°57' West 548.019 feet; thence North 36° West 750.495 feet to a point on the Southerly right-of-way line of State Highway- 196, said point being due East 1614.513 feet and due North 2479.659 feet from the SW corner of Section 30, T1S, R5E, SLB&M.

LIMITED TO SURFACE RIGHTS ONLY.

ALSO, SUBJECT TO AND TOGETHER WITH a 50-foot right-of-way described as follows:

BEGINNING at a point that is on the South line of the NE 1/4 of Section 30, T1S, R5E, SLB&M; said point of beginning being South 00°06'48" East along the East line of said NE  $\frac{1}{4}$  2659.75 feet and South 89°25'46" West along said South line 1510.00 feet from the NE corner of said Section 30, (not surveyed) (said NE corner bearing North 89°23'18" West from the NW corner and being the basis of bearing for this description); thence South 03°33'51" East 50.10 feet; thence South 89°25'48" West 1116.21 feet; thence South 53°00'00" West 937.46 feet;

thence North 36°00'00" West 50.01 feet; thence North 53°00'00" East 953.09 feet; thence North 89°25'48" East 1130.001 feet to the point of BEGINNING.