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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:

[Signature]

[Signature: Jay Alan Cutler]
JAY ALAN CUTLER

[Signature: Karen Marie Duncan-Cutler]
KAREN MARIE DUNCAN-CUTLER
[Signature: Karen Duncan Cutler]
SS

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 Cutler and Karen Duncan-Cutler

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)

OPTIONAL

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 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-WAY "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 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.