

Recording Requested by:  
First American Title Insurance Company  
7730 South Union Park Ave, Ste 650  
Midvale, UT 84047  
(801)255-4800

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
Patrick McCluskey and Morgan McCluskey  
1775 South Henefer Road  
Henefer, UT 84033

**01087977 B: 2453 P: 1891**

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Mary Ann Trussell, Summit County Utah Recorder  
03/15/2018 11:40:26 AM Fee \$12.00

By FIRST AMERICAN - LAYTON  
Electronically Recorded

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

## **WARRANTY DEED**

Escrow No. **394-5883843 (LKS)**  
A.P.N.: **NS-842-B**

**BFS Hill Company LLC**, Grantor, of **Monroe**, County, State of **UT**, hereby CONVEY AND WARRANT to

**Patrick McCluskey and Morgan McCluskey, husband and wife**, Grantee, of **Henefer**, **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**:

**A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 868.81 FEET NORTH 74°56'07" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 10, AND RUNNING THENCE NORTH 45°12'25" EAST 135.00 FEET; THENCE NORTH 67°14'18" WEST 170.00 FEET; THENCE SOUTH 43°12'23" WEST 146.29 FEET, TO A COUNTY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 71°23'13" EAST 170.00 FEET TO THE PLACE OF BEGINNING.**

**EXCEPTING THEREFROM THAT PORTION DEEDED IN WARRANTY DEED RECORDED IN BOOK 960 AT PAGE 91 OF OFFICIAL RECORDS.**

**TOGETHER WITH A RIGHT OF WAY FROM INGRESS AND EGRESS DESCRIBED AS FOLLOWS:**

**A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 868.81 FEET NORTH 74°56'07" EAST AND NORTH 71°23'13" WEST ALONG COUNTY ROAD RIGHT OF WAY 167 FEET AND NORTH 43°12'23" EAST 60 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE SOUTH 43°12'23" WEST 60 FEET TO A POINT ON THE EASTERLY LINE OF COUNTY ROAD RIGHT OF WAY THENCE NORTH 71°23'13" WEST 3 FEET;**

**THENCE NORTH 64°41'39" WEST ALONG SAID COUNTY ROAD 79.56 FEET; THENCE NORTH 61°36' WEST 138.6 FEET ALONG COUNTY RIGHT OF WAY FENCE TO AN EXISTING PROPERTY LINE FENCE JUNCTION ON THE NORTH SIDE OF THE ADAMS PARCEL AS DEEDED IN BOOK 708, AT PAGE 439; THENCE ALONG SAID PROPERTY LINE FENCE THENCE NORTH 46°06'30" EAST 38 FEET MORE OR LESS; THENCE SOUTHEASTERLY PARALLEL WITH COUNTY ROAD 218.00 FEET MORE OR LESS TO THE POINT OF BEGINNING. RIGHT OF WAY RECORDED APRIL 23, 1996 AS ENTRY NO. 452862 IN BOOK 960 AT PAGE 94 OF OFFICIAL RECORDS.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2017** and thereafter.

Witness, the hand(s) of said Grantor(s), this **March 15, 2018**.

BFS Hill Company LLC, a Utah limited liability company

By: *Jeffrey J. Henderson*  
Name: Jeffrey J. Henderson  
Title: Member/Manager

STATE OF Utah )  
County of Davis ) ss.

On 3-15-18, before me, the undersigned Notary Public, personally appeared **BFS Hill Company LLC by Jeffrey J. Henderson, Member/Manager**, 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: 12-6-21

*Lori K. Singleton*  
Notary Public

