

After Recording Return to:

Ames & Ames, LLP
228 W. 200 S., Suite 2B
Kamas, Utah 84036

Send Tax Statements to:

2339 Spring Hollow Rd.
Francis, Utah 84036

ENTRY NO. 01107861

03/21/2019 10:27:55 AM B: 2500 P: 1919

Warranty Deed PAGE 1/2

SUMMIT COUNTY, UTAH RECORDER

FEE 13.00 BY AMES & AMES LLP



WARRANTY DEED

Grantor: MAXINE J. BERGEN

Grantee: MAXINE BERGEN as Trustee of the MAXINE J. BERGEN TRUST, dated January 15, 2019
2339 Spring Hollow Rd.
Francis, Utah 84036

MAXINE J. BERGEN ("Grantor"), conveys and warrants to MAXINE BERGEN as Trustee of the MAXINE BERGEN TRUST, dated January 15, 2019 ("Grantee"), the following described real property free from encumbrances created or suffered by the Grantors, except as specifically set forth herein.

Land in Summit County, Utah, as follows:

2339 Spring Hollow Road, Francis, Utah 84036, Parcel Number CD-2098 & FT-96A

Further described as:

Commencing 49.5 feet east and 840.675 feet south and 620 feet south easterly from the Northwest corner of Section 33, Township 2, Range 6 East of the SLBM running thence south easterly 271 feet to the ¼ section line; Thence east 235.31 feet; North 422.518 feet; north westerly 516 feet; South to Point of Beginning, containing 4.71 Acres (3.77 Acres outside of Francis Town) balance of 0.94 Acres

Also including a right of way to the parcel commencing at a point 49.5 feet east and 714.097 feet south from the northwest corner SD section 33 thence south 15 feet; thence a little south of east 520 feet; thence north 15 feet; thence north westerly 520 feet to the point of beginning.

Together with all improvements thereon and appurtenances thereunto belonging, including 4 shares of irrigation water.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity.

The true consideration for this conveyance is \$0.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

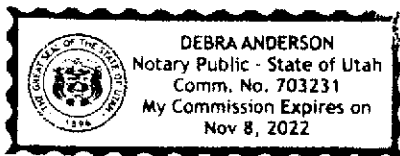
DATED this 15 day of March, 2019.

Maxine J. Bergen
MAXINE J. BERGEN

STATE OF UTAH)
) :ss.
County of Summit)

I certify that I know or have satisfactory evidence that MAXINE J. BERGEN is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 15th day of March, 2019.



Debra Anderson
Printed Name: danderson
Notary Public in and for the State of Utah.
Residing in Summit County.
My Commission Expires: 11/8/2022