

EGT File No. UT071876DT
WHEN RECORDED MAIL TO:
4 R RENTALS, LLC, a Utah limited liability company
86 North University Avenue, Ste 420
Provo, UT 84601

ENT 111973:2017 PG 1 of 2
Jeffery Smith
Utah County Recorder
2017 Nov 13 12:37 PM FEE 13.00 BY VP
RECORDED FOR Eagle Gate Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

WARRANTY DEED

Joy Chytraus and John G. Chytraus,

Grantors, of Provo, County of Utah, State of Utah, hereby CONVEY IN WARRANTY to

4 R RENTALS, LLC, a Utah limited liability company,

Grantee, of Provo, County of Utah, State of Utah

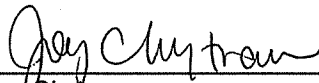
for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Utah County State of Utah, to-wit

See Attached Exhibit "A"


APN: 20-076-0005

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2017 taxes and thereafter.

WITNESS, the hand of said grantors, this 9th day of November, 2017.



Joy Chytraus



John G Chytraus

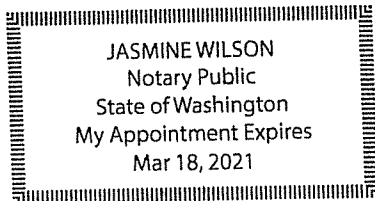
STATE OF UTAH)


SS:

COUNTY OF UTAH)

SUBSCRIBED AND SWORN TO before me the undersigned, a Notary Public in and for said County and State this 9th day of November, 2017, by Joy Chytraus and John G Chytraus, personally known to me on the basis of satisfactory evidence to be the persons who appeared before me.

WITNESS my hand and official seal.





NOTARY PUBLIC

Exhibit "A": Legal Description

Commencing at a point in the Easterly line of Birch Lane and the Southerly line of Briar Avenue, which point is South 206.643 feet and East 51.452 feet from the center of the Southeast Quarter of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North $56^{\circ}27'30''$ East 180.78 feet along said Briar Avenue; thence South $33^{\circ}22'30''$ East 59.81 feet; thence South $56^{\circ}37'29''$ West 124.28 feet to the Easterly line of Birch Lane; thence North 77° West 81.896 feet along said Birch Lane to the point of beginning.

Less and Excepting therefrom those portions lying within the bounds of Birch Lane and Briar Avenue as shown on the county plat.

ALSO described by Survey as:

Beginning at a point on the Easterly line of Briar Lane and the Southerly line of Briar Avenue, which point is North $0^{\circ}50'31''$ West 1140.48 feet along the Section line and West 1235.91 feet from the Southeast Corner of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North $55^{\circ}36'10''$ East 168.05 feet (record North $56^{\circ}27'30''$ East 180.78 feet) along Briar Avenue to an extension of a chain link fence; thence along fence and extension thereof South $34^{\circ}42'18''$ East 75.70 feet (record South $33^{\circ}22'30''$ East 59.81 feet) to the North side of a brick fence; thence along North side of brick fence and extension thereof South $56^{\circ}11'19''$ West 108.52 feet (record South $56^{\circ}37'29''$ West 124.28 feet) to the Easterly line of Birch Lane; thence along Easterly line of Birch Lane North $73^{\circ}11'12''$ West 95.69 feet (record North 77° West 81.896 feet) to the point of beginning.

Basis of Bearing is North $00^{\circ}50'31''$ West along the Section line from the Southeast Section Corner of Section 31, to the East 1/4 Section Corner of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian.

APN:

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