

Mail Recorded Deed:
City of Saratoga Springs, C/O Cindy LoPiccolo
1307 N Commerce Drive, Suite 200
Saratoga Springs, UT 84045

ENT 113677:2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 Aug 04 02:37 PM FEE 40.00 BY MA
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

WARRANTY DEED

Deborah Jean Augustine, Successor Trustee of the Lamar and Shirley Coon Trust dated the 30th day of April, 1991, GRANTOR, of Salt Lake County, Utah, hereby conveys and warrants to The City of Saratoga Springs, Utah, GRANTEE, a municipal corporation of the State of Utah, for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, a portion of Utah County Parcel No. 59-023-0006, located in Saratoga Springs, Utah County, State of Utah, which is more fully described in Exhibit A, which is attached hereto,

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 6/26/2020.

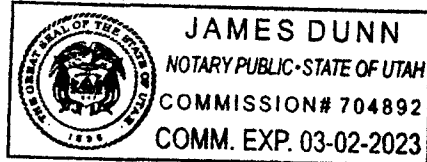
Lamar and Shirley Coon Trust

BY: Deborah Jean Augustine
Deborah Jean Augustine, Successor
Trustee successor trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 26 day of June 2020 personally appeared before me Deborah Jean Augustine, who acknowledged herself to be the Successor Trustee of the Lamar and Shirley Coon Trust and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



[Signature]
Notary

dated the 30th day of April 1991

EXHIBIT A

COONS ROADWAY DEDICATION

A portion of the NE1/4 of Section 24, Township 6 South, Range 1 West, Salt Lake Base & Meridian, Saratoga Springs, Utah, more particularly described as follows:

Beginning at the Southeast Corner of Section 13, T6S, R1W, SLB&M; thence S00°09'54"W along the Section line 39.12 feet; thence West 1,371.09 feet to the 1/16th (40 acre) line; thence N00°18'53"W along the 1/16th (40 acre) line 43.07 feet to the Section line; thence S89°50'06"E along the Section line (Basis of Bearing) 1,371.44 feet to the point of beginning.

Contains: 56,348 square feet or 1.29 acres+/-

DA