

ENTRY NO. 01188450

05/04/2022 11:04:35 AM B: 2738 P: 1486

Warranty Deed PAGE 1/2
RHONDA FRANCIS, SUMMIT COUNTY RECORDER
FEE 40.00 BY SALLY PIERCY



TAX NOTICES TO BE MAILED TO:
Grantees
PO Box 493
Coalville, UT 84017

WARRANTY DEED

Joan R. Sargent, as Trustee of the Joan R. Sargent Revocable Trust,
dated August 31st 1993

Grantor,

of Coalville, County of Summit, State of Utah
hereby CONVEYS and WARRANTS to

Grant E. Piercy and Sally S. Piercy, husband and wife as joint tenants

Grantee,

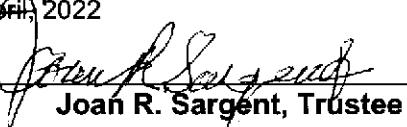
of Coalville, County of Summit, State of Utah, for the sum of TEN DOLLARS and other good and valuable
consideration, the following tract of land in Summit, State of Utah, to-wit

See attached Exhibit A

Tax ID No. NS-485-A-1

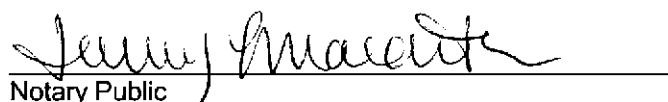
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to
2022 taxes and thereafter.

WITNESS the hand of said grantor, this 3 day of April, 2022

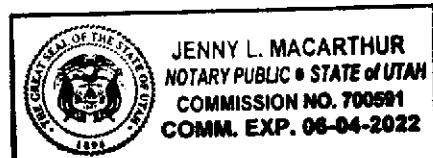

Joan R. Sargent, Trustee

STATE OF UTAH)
Morgan :ss
COUNTY OF SUMMIT)

On the 3 day of May, 2022, personally appeared before me Joan R. Sargent, and the Trustees who subscribed
the said trust name to the forgoing instrument, who acknowledged to me that they executed the same in said Trust name
and that the said Trust executed the same


Notary Public

My Commission Expires: 06-04-2022
Residing at: Morgan, UT



BEGINNING AT A POINT WHICH IS NORTH 653.97 FEET AND EAST 141.43 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN, (SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF HOYTSVILLE ROAD) AND RUNNING THENCE SOUTH 19°14'29" EAST 129.16 FEET ALONG SAID ROAD LINE; THENCE SOUTH 86°26'01" WEST 158.22 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 15°59'13" WEST 277.58 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 76°51'03" EAST 41.96 FEET TO THE NORTHWEST CORNER OF TAX ID. NO. NS-475-B; THENCE SOUTH 13°30'46" EAST 55.01 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 18°38'54" EAST 50.92 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 71°18'09" WEST 6.83 FEET; THENCE SOUTH 18°44'30" EAST 76.15 FEET; THENCE NORTH 69°27'55" EAST 12.2 FEET; THENCE NORTH 79°15'54" EAST 27.39 FEET; THENCE NORTH 71°23'47" EAST 69.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING RIGHT OF WAY:

CENTER LINE DESCRIPTION OF A 16 FOOT WIDE RIGHT OF WAY

RIGHT OF WAY NO. 1. BEGINNING AT A POINT WHICH IS NORTH 818.24 FEET AND EAST 84.09 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN (SAID POINT BEING ON THE WESTERLY LINE OF HOYTSVILLE ROAD) AND RUNNING THENCE SOUTH 85°21'39" WEST 70.72 FEET; THENCE SOUTH 76°34'25" WEST 60.06 FEET; THENCE SOUTH 15°59'13" EAST 8.04 FEET.

SUBJECT TO THE FOLLOWING RIGHT OF WAY:

CENTER LINE DESCRIPTION OF A 16 FOOT WIDE RIGHT OF WAY

RIGHT OF WAY NO. 2, BEGINNING AT A POINT WHICH IS NORTH 796.71 FEET AND WEST 17.29 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE, SOUTH 13°30'46" EAST 55.37 FEET; THENCE SOUTH 18°38'54" EAST 51.27 FEET; THENCE SOUTH 18°07'19" EAST 76.23 FEET.

SUBJECT TO THE FOLLOWING SEWER EASEMENTS:

EASEMENT NO. 1 FOR NS-475-B

CENTERLINE DESCRIPTION OF A 10 FOOT WIDE SEWER LINE EASEMENT

BEGINNING AT A POINT WHICH IS NORTH 759.02 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 59°12'27" WEST 58.63 FEET,

EASEMENT NO.2 FOR NS-475-A

CENTERLINE DESCRIPTION OF A 10 FOOT WIDE SEWER LINE EASEMENT

BEGINNING AT A POINT WHICH IS NORTH 670.84 FEET AND EAST 21.24 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE, SOUTH 73°20'27" WEST 36.29 FEET.