

RECORDING REQUESTED BY:
Integrated Title Insurance Services, LLC
(801)307-0160

WHEN RECORDED, MAIL TAX NOTICE TO:
Grantee
3079 West Sage Hollow Road
Kamas, UT 84036

01190960 B: 2745 P: 1168

Page 1 of 9

Rhonda Francis Summit County Recorder

06/17/2022 01:03:44 PM Fee \$40.00

RESPA

By INTEGRATED TITLE INSURANCE SERVICES, LLC (MAIN)
Electronically Recorded

WARRANTY DEED

ITS File No.: 90836
PIN: CD-411-413-F

VAUGHN JAMES PARSONS; VAUGHN JAMES PARSONS, as Trustee of the DANIEL JAMES PARSONS TRUST, dated the 22nd day of December, 1997 who acquired title as VAUGHN JAMES PARSONS, as Trustee of the DANIEL JAMES PARSONS TRUST; CHERYL ANN MARZEC; CHERYL ANN MARZEC and WENDY JEAN PARSONS and VAUGHN JAMES PARSONS, as Successor Trustees of the SECOND RESTATED INTER VIVOS TRUST AGREEMENT OF BRUCE JAMES PARSONS, dated 1st day of January 2005 who acquired title as BRUCE JAMES PARSONS, as Trustee of the SECOND RESTATED INTER VIVOS TRUST AGREEMENT OF BRUCE JAMES PARSONS; WENDY JEAN PARSONSBAKER, as Trustee of the JAMIE MELISSA PARSONS BAKER TRUST, dated the 14th day of December, 1995 who acquired title as WENDY JEAN PARSONSBAKER, as Trustee of the JAMIE MELISSA PARSONS BAKER TRUST; WENDY JEAN PARSONSBAKER, as Trustee of the CYNTHIA ALANA PARSONS JARRETT TRUST, dated the 14th day of December 1995 who acquired title as WENDY JEAN PARSONSBAKER, as Trustee of the CYNTHIA ALANA PARSONS JARRETT TRUST; VAUGHN PARSONS, as Trustee of the DANIEL JAMES PARSONS IRRECOVABLE TRUST, dated April 4, 2014 who acquired title as VAUGHN PARSONS, as Trustee of the DANIEL JAMES PARSONS IRRECOVABLE TRUST, dated April 2014; PBJ PROPERTIES, LLC, Grantor,

of Kamas, County of Summit, State of Utah, hereby CONVEY and WARRANT to

NATHAN ANDERSON and EMILY ANDERSON, husband and wife as joint tenants, Grantee,

of Kamas, County of Summit, State of Utah, for the sum of TEN AND NO/100----- DOLLARS, and other good and valuable considerations the following described tract of land in Summit County, State of Utah, to-wit:

PARCEL 1:

BEGINNING ON THE CENTER OF A PROPOSED 60 FOOT RIGHT OF WAY AT A POINT BEING SOUTH 89°11'29" WEST 4181.54 FEET ALONG THE SOUTH LINE OF SECTION 13 AND NORTH 1692.25 FEET FROM A 2 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN, SAID POINT ALSO BEING ON A 300.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 2°02'27" EAST); THENCE ALONG THE CENTER OF SAID RIGHT OF WAY THE FOLLOWING 14 COURSES: ALONG THE ARC OF SAID CURVE 263.99 FEET TO A POINT ON A 150.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 52°27'32" WEST), ALONG THE ARC OF SAID CURVE 147.77 FEET, NORTH 86°01'00" WEST 329.04 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 3°59'00" EAST), ALONG THE ARC OF SAID CURVE 55.82 FEET, NORTH 70°01'33" WEST 387.65 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 19°58'27" WEST), ALONG THE ARC OF SAID CURVE 82.96 FEET, SOUTH 86°12'30" WEST 313.16 FEET TO A POINT ON A 200 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 3°47'30" EAST, ALONG THE ARC OF SAID CURVE 121.80 FEET, SOUTH 51°18'56" WEST 113.18 FEET TO A POINT ON A 607.95 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 38°41'04" WEST), ALONG THE ARC OF SAID CURVE 165.13 FEET TO A POINT ON A 348.42 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 23°07'20" EAST), ALONG THE ARC OF SAID CURVE 163.10 FEET, SOUTH 40°03'23" WEST 148.78 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 49°56'37" WEST), ALONG THE ARC OF SAID CURVE 149.98 FEET AND NORTH 54°00'36" WEST 456.86 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 47°40'45" EAST 1769.31 FEET TO THE CENTER OF A PROPOSED 60 FOOT RIGHT OF WAY, SAID POINT ALSO BEING ON A 261.45 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS NORTH 61°29'47" EAST); THENCE ALONG THE CENTER OF SAID RIGHT OF WAY THE FOLLOWING (8) COURSES: ALONG THE ARC OF SAID CURVE 259.87 FEET TO A POINT ON A 624.87 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS SOUTH 4°32'51" WEST), ALONG THE ARC OF SAID CURVE 278.89 FEET, SOUTH 59°52'49" EAST 420.29 FEET TO A POINT ON A 141.02 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS SOUTH 30°07'11" WEST), ALONG THE ARC OF SAID CURVE 79.97 FEET TO A POINT ON A 102.47 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS NORTH 62°36'37" EAST), ALONG THE ARC OF SAID CURVE 78.16 FEET, SOUTH 71°05'26" EAST 178.48 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS SOUTH 18°54'34" WEST), ALONG THE ARC OF SAID CURVE 241.03 FEET AND SOUTH 2°02'27" EAST 240.96 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A 60 FOOT RIGHT OF WAY(S) DESIGNATED AS RIGHT OF WAY(S) "A" AND "B" AS DISCLOSED IN THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 21, 1992 AS ENTRY NO. 354422 IN BOOK 647 AT PAGE 07 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIGHT OF WAY "A":

A 60 FOOT RIGHT OF WAY, 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT OF ACCESS OPPOSITE HIGHWAY STATION 490+58.00 AS DESCRIBED BY WARRANTY DEED IN BOOK 462, PAGE 734 OF OFFICIAL RECORDS, SAID POINT ALSO BEING SOUTH 89°11'29" WEST 2450.17 FEET ALONG THE SOUTH LINE OF SECTION 13 FROM A 2" PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 18°59'54" WEST 189.21 FEET TO A POINT ON A 600.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 71°00'06" EAST); THENCE ALONG THE ARC OF SAID CURVE 140.93 FEET; THENCE NORTH 5°32'27" WEST 227.25 FEET TO A POINT ON A 410.99 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 84°27'33" WEST); THENCE ALONG THE ARC OF SAID CURVE 308.56 FEET TO A POINT ON A 512.95 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 41°26'35" EAST); THENCE ALONG THE ARC OF SAID CURVE 313.76 FEET; THENCE NORTH 13°30'37" WEST 342.92 FEET TO A POINT ON A 500.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 5°32'27" EAST); THENCE ALONG THE ARC OF SAID CURVE 296.71 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 39°32'27" WEST); THENCE ALONG

Continued

THE ARC OF SAID CURVE 349.07 FEET TO A POINT ON A 500.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 60°27'33" WEST); THENCE ALONG THE ARC OF SAID CURVE 231.26 FEET; THENCE NORTH 56°02'27" WEST 200.00 FEET TO A POINT ON A 250.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 33°57'33" WEST); THENCE ALONG THE ARC OF SAID CURVE 157.08 FEET; THENCE SOUTH 87°57'33" WEST 200.00 FEET TO A POINT ON A 300.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 2°02'27" EAST); THENCE ALONG THE ARC OF SAID CURVE 263.99 FEET TO A POINT ON A 150.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 52°27'32" WEST); THENCE ALONG THE ARC OF SAID CURVE 147.77 FEET; THENCE NORTH 86°01'00" WEST 329.04 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 3°59'00" EAST); THENCE ALONG THE ARC OF SAID CURVE 55.82 FEET; THENCE NORTH 70°01'33" WEST 387.65 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 19°58'27" WEST); THENCE ALONG THE ARC OF SAID CURVE 82.96 FEET; THENCE SOUTH 86°12'30" WEST 313.16 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 3°47'30" EAST); THENCE ALONG THE ARC OF SAID CURVE 121.80 FEET; THENCE SOUTH 51°18'56" WEST 113.18 FEET TO A POINT ON A 607.95 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 38°41'04" WEST); THENCE ALONG THE ARC OF SAID CURVE 165.13 FEET TO A POINT ON A 348.42 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 23°07'20" EAST); THENCE ALONG THE ARC OF SAID CURVE 163.10 FEET; THENCE SOUTH 40°03'23" WEST 148.78 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 49°56'37" WEST); THENCE ALONG THE ARC OF SAID CURVE 149.98 FEET; THENCE NORTH 54°00'36" WEST 456.86 FEET TO THE TERMINUS OF RIGHT OF WAY.

THIS EASEMENT IS FOR ROAD, UTILITY CONSTRUCTION, AND MAINTENANCE.

RIGHT OF WAY "B":

A 60 FOOT RIGHT OF WAY, 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT OF ACCESS OPPOSITE OF HIGHWAY STATION 490+58.00 AS DESCRIBED BY WARRANTY DEED IN BOOK 462, PAGE 734 OF OFFICIAL RECORDS, SAID POINT ALSO BEING SOUTH 89°11'29" WEST 2450.17 FEET ALONG THE SOUTH LINE OF SECTION 13 FROM A 2" PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 18°59'54" WEST 189.21 FEET TO A POINT ON A 600.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEAR NORTH 71°00'06" EAST); THENCE ALONG THE ARC OF SAID CURVE 140.93 FEET; THENCE NORTH 5°32'27" WEST 227.25 FEET TO A POINT ON A 410.99 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 84°27'33" WEST); THENCE ALONG THE ARC OF SAID CURVE 308.56 FEET TO A POINT ON A 512.95 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 41°26'35" EAST); THENCE ALONG THE ARC OF SAID CURVE 313.76 FEET: THENCE NORTH 13°30'37" WEST 342.92 FEET TO A POINT ON A 500.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 5°32'27" EAST); THENCE ALONG THE ARC OF SAID CURVE 296.71 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 39°32'27" WEST); THENCE ALONG THE ARC OF SAID CURVE 349.07 FEET TO A POINT ON A 500.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 60°27'33" WEST); THENCE ALONG THE ARC OF SAID CURVE 231.26 FEET; THENCE NORTH 56°02'27" WEST 200.00 FEET TO A POINT ON A 250.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 33°57'33" WEST); THENCE ALONG THE ARC OF SAID CURVE 157.08 FEET; THENCE SOUTH 87°57'33" WEST 200.00 FEET; THENCE NORTH 2°02'27" WEST 240.96 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 87°57'33" WEST); THENCE ALONG THE ARC OF SAID CURVE

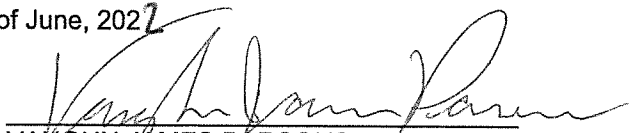
241.03 FEET; THENCE NORTH 71°05'26" WEST 178.48 FEET TO A POINT ON A 102.47 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 18°54'34" EAST); THENCE ALONG THE ARC OF SAID CURVE 78.16 FEET TO A POINT ON A 141.02 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 62°36'37" WEST); THENCE ALONG THE ARC OF SAID CURVE 79.97 FEET; THENCE NORTH 59°52'49" WEST 420.29 FEET TO A POINT ON A 624.87 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 30°07'11" WEST); THENCE ALONG THE ARC OF SAID CURVE 278.89 FEET TO A POINT ON A 261.45 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 4°32'51" EAST); THENCE ALONG THE ARC OF SAID CURVE 259.87 FEET; THENCE NORTH 28°30'13" WEST 217.82 FEET TO THE TERMINUS OF SAID RIGHT OF WAY.

THIS EASEMENT IS FOR ROAD, UTILITY CONSTRUCTION, AND MAINTENANCE.

PARCEL IDENTIFICATION NUMBER CD-411-413-F.

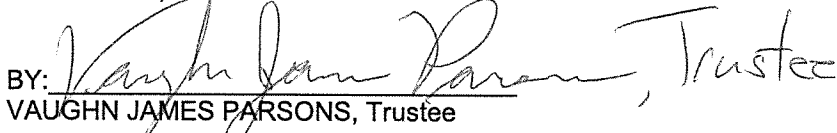
Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantors, this 14th day of June, 2021



VAUGHN JAMES PARSONS

DANIEL JAMES PARSONS TRUST, dated 22nd day of December, 1997

BY: 

VAUGHN JAMES PARSONS, Trustee

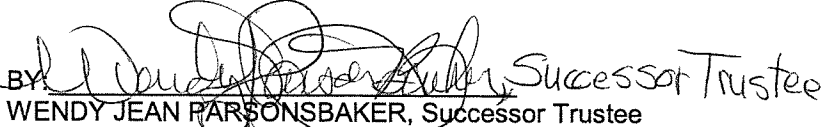


CHERYL ANN MARZEC

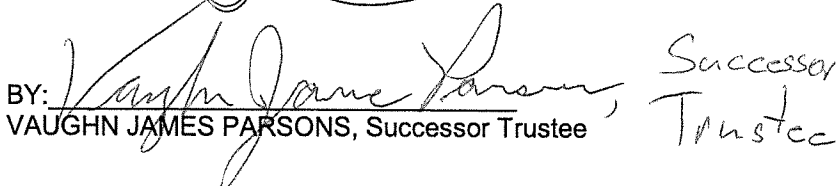
SECOND RESTATED INTER VIVOS TRUST AGREEMENT OF BRUCE JAMES PARSONS, dated January 1, 2005

BY: 

CHERYL ANN PARSONS MARZEC, Successor Trustee

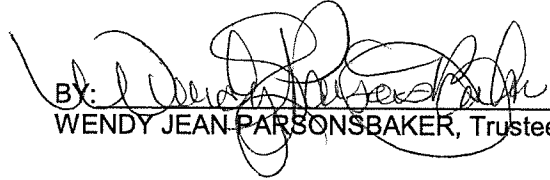
BY: 

WENDY JEAN PARSONS BAKER, Successor Trustee

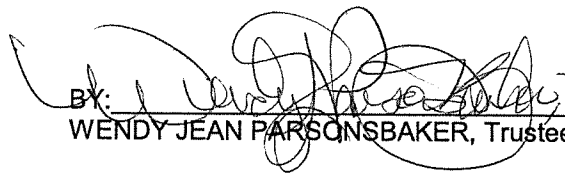
BY: 

VAUGHN JAMES PARSONS, Successor Trustee

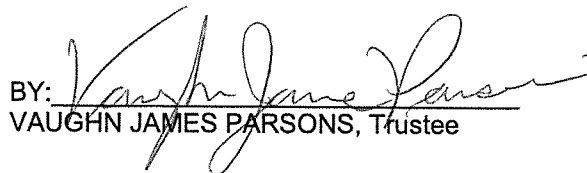
JAMIE MELISSA PARSONS BAKER TRUST, dated
the 14th day of December, 1995

BY:  Trustee
WENDY JEAN PARSONSBAKER, Trustee

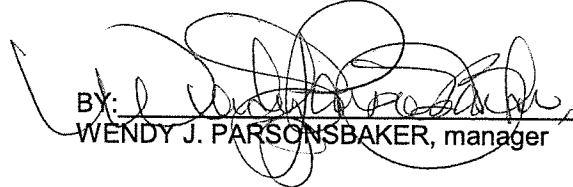
CYNTHIA ALANA PARSONS JARRETT TRUST,
dated the 14th day of December 1995

BY:  Trustee
WENDY JEAN PARSONSBAKER, Trustee

DANIEL JAMES PARSONS IRRECOVABLE
TRUST, dated April 4, 2014

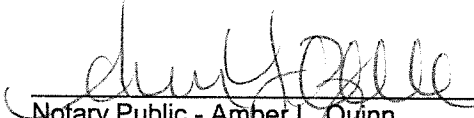
BY:  Trustee
VAUGHN JAMES PARSONS, Trustee

PBJ PROPERTIES, LLC

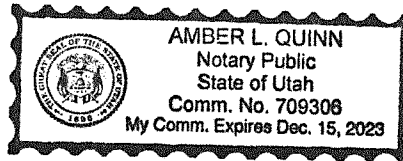
BY:  manager
WENDY J. PARSONSBAKER, manager

STATE OF UTAH
ss.
COUNTY OF SALT LAKE

On the 14th of June, 2022, personally appeared before me VAUGHN JAMES PARSONS, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.

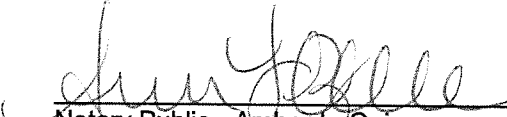

Notary Public - Amber L. Quinn

My Commission Expires: 12/15/2023
Commission No.: 709306

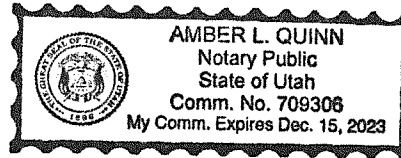


STATE OF UTAH
ss.
COUNTY OF SALT LAKE

On the 14th of June, 2022, personally appeared before me VAUGHN JAMES PARSONS who being duly sworn did say that he is the Trustee of the DANIEL JAMES PARSONS TRUST, dated 22nd day of December, 1997 and that said instrument was signed in behalf of said trust by authority and said VAUGHN JAMES PARSONS acknowledged to me that she, as such Trustee, executed the same in the name of the trust.

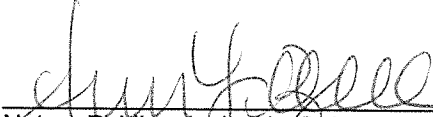

Notary Public - Amber L. Quinn

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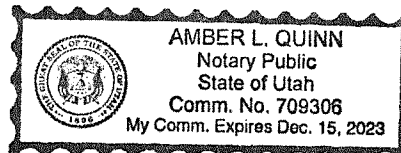


STATE OF UTAH
ss.
COUNTY OF SALT LAKE

On the 14th of June, 2022, personally appeared before me CHERYL ANN MARZEC, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.


Notary Public - Amber L. Quinn

My Commission Expires: 12/15/2023
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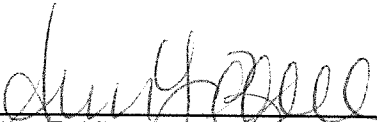


STATE OF UTAH

ss.

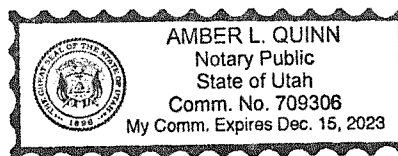
COUNTY OF SALT LAKE

On the 14th of June, 2022, personally appeared before me CHERYL ANN PARSONS MARZEC and WENDY JEAN PARSONSBAKER and VAUGHN JAMES PARSONS who being duly sworn did say that they are the Successor Trustees of the SECOND RESTATED INTER VIVOS TRUST AGREEMENT OF BRUCE JAMES PARSONS, dated January 1, 2005 and that said instrument was signed in behalf of said trust by authority and said CHERYL ANN PARSONS MARZEC and WENDY JEAN PARSONSBAKER and VAUGHN JAMES PARSONS acknowledged to me that they, as such Trustee, executed the same in the name of the trust.



Notary Public - Amber L. Quinn

My Commission Expires: 12/15/2023
Commission No.: 709306

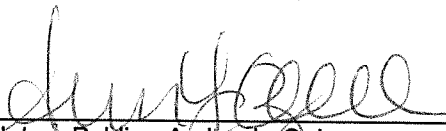


STATE OF UTAH

ss.

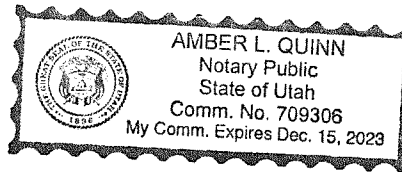
COUNTY OF SALT LAKE

On the 14th of June, 2022, personally appeared before me WENDY JEAN PARSONSBAKER who being duly sworn did say that she is the Trustee of the JAMIE MELISSA PARSONS BAKER TRUST, dated the 14th day of December, 1995 and that said instrument was signed in behalf of said trust by authority and said WENDY JEAN PARSONSBAKER acknowledged to me that she, as such Trustee, executed the same in the name of the trust.



Notary Public - Amber L. Quinn

My Commission Expires: 12/15/2023
Commission No.: 709306

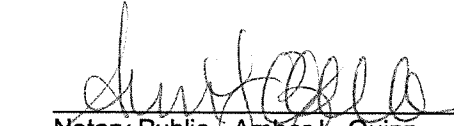


STATE OF UTAH

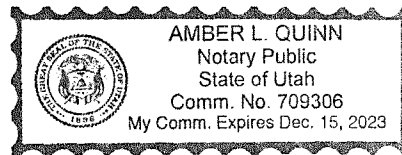
ss.

COUNTY OF SALT LAKE

On the 14th of June, 2022, personally appeared before me WENDY JEAN PARSONSBAKER who being duly sworn did say that she is the Trustee of the CYNTHIA ALANA PARSONS JARRETT TRUST, dated the 14th day of December, 1995 and that said instrument was signed in behalf of said trust by authority and said WENDY JEAN PARSONSBAKER acknowledged to me that she, as such Trustee, executed the same in the name of the trust.


Notary Public - Amber L. Quinn

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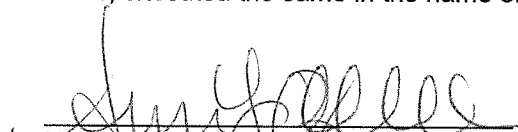


STATE OF UTAH

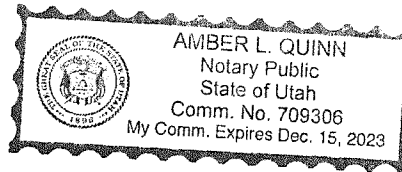
ss.

COUNTY OF SALT LAKE

On the 14th of June, 2022, personally appeared before me VAUGHN JAMES PARSONS who being duly sworn did say that he is the Trustee of the DANIEL JAMES PARSONS IRREVOCABLE TRUST, dated April 4, 2014 and that said instrument was signed in behalf of said trust by authority and said VAUGHN JAMES PARSONS acknowledged to me that he, as such Trustee, executed the same in the name of the trust.



Notary Public - Amber L. Quinn

My Commission Expires: 12/15/2023
Commission No.: 709306



STATE OF UTAH
 ss.
COUNTY OF SALT LAKE

On the 14th day of June, 2022, personally appeared before me WENDY J. PARSONSBAKER who being duly sworn did say that she is the Managing Member of PBJ PROPERTIES, LLC and that said instrument was signed in behalf of said limited liability company by authority and said WENDY J. PARSONSBAKER acknowledged to me that she, as such Managing Member, executed the same in the name of the limited liability company.



Notary Public - Amber L. Quinn

My Commission Expires: 12/15/2023
Commission No.: 709306

