

MAIL TAX NOTICES TO GRANTEE AT:

870 S Hoytsville Rd
COALVILLE, UT 84017



File No. P55003B

01213478 B: 2803 P: 1829

Page 1 of 3

Rhonda Francis Summit County Recorder

12/13/2023 01:02:46 PM Fee \$40.00

By GT TITLE SERVICES

Electronically Recorded

Property Reference Information:

Tax Parcel No(s).: **NS-485-A-1**

Property Address(es) (if any):

870 S Hoytsville Rd, COALVILLE, UT 84017

WARRANTY DEED

Grant E Piercy and Sally S Piercy ("Grantors"),

in exchange for good and valuable consideration, hereby convey and warrant to

Ramon Lopez Vasquez and Sandra Cruz Dominguez , As Joint Tenants ("Grantees"),

in fee simple the following described real property located in **SUMMIT** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantors in favor of Grantees as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2023** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: P55003B

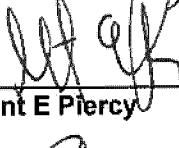
Tax Parcel No(s).: NS-485-A-1

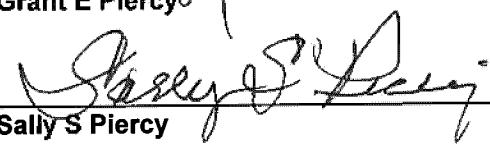
Property Address(es) (if any):

870 S Hoytsville Rd, COALVILLE, UT 84017

-Signature Page to Warranty Deed-

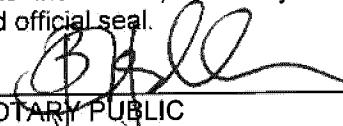
Witness the hand of Grantors this 12 day of DECEMBER, 2023.

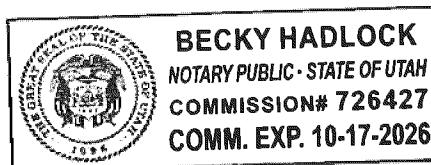

Grant E Piercy


Sally S Piercy

STATE OF UTAH }
COUNTY OF Utah } ss.

On this 12 day of December, 2023, personally appeared before me **Grant E Piercy and Sally S Piercy**, the named Grantors of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.


NOTARY PUBLIC



Information for Reference Purposes:

File No.: **P55003B**

Tax Parcel No(s).: **NS-485-A-1**

Property Address(es):

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EXHIBIT "A"
Legal Description

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

TOGETHER WITH THE FOLLOWING RIGHT OF WAY:

CENTER LINE DESCRIPTION OF A 10 FOOT WIDE RIGHT OF WAY.

RIGHT OF WAY NO. 1 BEGINNING AT A POINT WHICH IS NORTH 640.03 FEET AND EAST 146.30 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH $69^{\circ}07'00''$ WEST 87.49 FEET.

CENTER LINE DESCRIPTION OF A 16 FOOT WIDE RIGHT OF WAY.

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