

MAIL TAX NOTICES TO GRANTEE AT:  
870 S Hoytsville Rd  
COALVILLE, UT 84017



**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

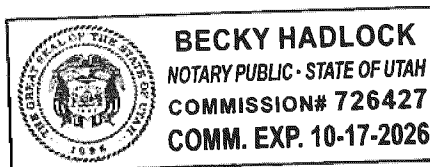
STATE OF UTAH )

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):

**870 S Hoytsville Rd, COALVILLE, UT 84017**

**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 HOYTSTVILLE 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 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°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 HOYTSTVILLE 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.