

01219236 B: 2817 P: 1569

Page 1 of 3

Rhonda Francis Summit County Recorder

05/06/2024 11:43:20 AM Fee \$40.00

When recorded mail to (Tax Mailing Address): By MERIDIAN TITLE COMPANY

Grantee Electronically Recorded

187 N 400 W

Midway, UT 84049

MTC File No. 338545

WARRANTY DEED

Christy Lynn Claycamp, GRANTOR, for good and valuable consideration, hereby CONVEYS and WARRANTS to

Christina Claycamp and Tyson Claycamp, wife and husband, as joint tenants

as GRANTEEES, the following real property located in Summit County, State of Utah, described as:

Parcel 1: [SS-78-14] Summit County

Lot 90, more particularly described as follows:

Beginning at a point on the East line of Section 30, Township 1 South, Range 5 East, Salt Lake Base and Meridian, Summit County, Utah, said point of beginning being South 0°06'48" East along said East line 2021.222 feet from the Northeast corner of said Section 30 (said Northeast corner bearing North 89°23'18" East from the Northwest corner and being the basis of bearing for this description); thence North 60° East 700.697 feet; thence South 59°31'56" East 1910.082 feet; thence South 34°29'31" West 20.00 feet; thence South 19°39'14" West 668.973 feet; thence South 31°51'44" West 482.291 feet; thence North 62° West 1957.700 feet; thence North 15°32'34" West 120.994 feet to the point on the East line of said Section 30; thence North 0°06'48" West along said East line 638.619 feet to the point of beginning.

Subject to and together with a 50-foot right-of-way designated as Right-of-Way "I", more particularly described as follows:

A 50-foot right-of-way, 25 feet on each side of its centerline described as follows:

Beginning at a point which is North 89°38'12" East along the Section line 5237.663 feet and due South 532.064 feet from the Southwest corner of Section 20, Township 1 South, Range 5 East, Salt Lake Base and Meridian, which corner is North 89°23'18" East (used as the basis of bearing for this description) from the Northwest corner of Section 30, Township 1 South, Range 5 East, Salt Lake Base & Meridian; thence North 0°49'31" West 531.667 feet; thence North 0°07'07" West 620.831 feet; thence South 89°52'53" West 25.00 feet; thence South 50°00' West 225.562 feet; thence South 35°13'03" West 728.303 feet; thence South 48°39'08" West 1165.558 feet; thence South 28°29'44" West 398.246 feet; thence South 36°52'12" West 350.00 feet; thence South 54°30'24" West 639.023 feet.

Parcel 2: [00-0012-8269] Wasatch County

Beginning at a point North 305.25 feet and West 118.75 feet from the Southwest corner of the Northeast 1/4 Section 34 Township 3 South, Range 4 East, Salt Lake Meridian; thence East 104 feet; thence South 215 feet; thence West 104 feet; thence North 215 feet to the point of beginning.

Less and excepting any and all portion lying within the boundaries of 200 North Street

Tax Parcel No. SS-78-14, 00-0012-8269

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signatures on following page]

In witness whereof, Grantor has executed this instrument this 26 day of April, 2024.

Christy Lynn Claycamp

STATE OF UTAH)
COUNTY OF WASATCH)
:ss)

The foregoing instrument was acknowledged before me this 26 day of April, 2024 by
Christy Lynn Claycamp.

Michele B Stickler
NOTARY PUBLIC

