

Mail Recorded Deed and Tax Notice To:
Charles Epstein and Lorie Epstein
12 Somers Road
East Longmeadow, MA 01028

ENT **14173:2022** PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Feb 01 01:17 PM FEE 40.00 BY AR
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 148063-MYF

WARRANTY DEED

Carl G. Clements and Kristina Clements, husband and wife as joint tenants

GRANTOR(S) of Alpine, State of Utah, hereby Conveys and Warrants to

Charles Epstein and Lorie Epstein, husband and wife as joint tenants

GRANTEE(S) of East Longmeadow, State of Massachusetts

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:


SEE EXHIBIT A ATTACHED HERETO

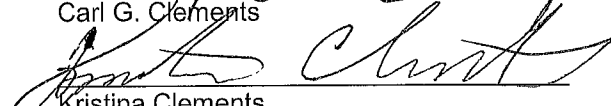
TAX ID NO.: 01-090-0087 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 1st day of February, 2022.


Carl G. Clements

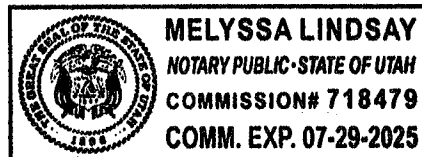

Kristina Clements

STATE OF UTAH

COUNTY OF UTAH

On this 1st day of February, 2022, before me, personally appeared Carl G. Clements, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.



Notary Public



STATE OF UTAH

COUNTY OF UTAH

On this 1st day of February, 2022, before me, personally appeared Kristina Clements, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.


Notary Public

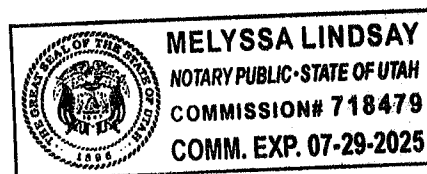


EXHIBIT A
Legal Description

COMMENCING SOUTH 730.52 FEET AND EAST 1402.26 FEET FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 81°00'00" EAST 64.8 FEET; THENCE SOUTH 3°00'00" EAST 126.39 FEET; THENCE SOUTH 3°00'00" EAST 116.31 FEET; THENCE NORTH 51°36'40" WEST 85.5 FEET; THENCE NORTH 180.2 FEET TO BEGINNING.

ALSO:

COMMENCING SOUTH 720.38 FEET AND EAST 1466.26 FEET FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 81°00'00" EAST 39.13 FEET; THENCE SOUTH 1°43'23" WEST 28.22 FEET; THENCE SOUTH 76°2'18" WEST 1.11 FEET; THENCE SOUTH 00°20'35" EAST 99.04 FEET; THENCE SOUTH 81°4'4" WEST 31.08 FEET; THENCE NORTH 3°0'00" WEST 126.39 FEET TO THE BEGINNING.