

COURTESY RECORDING

This document is being recorded solely as a Courtesy and an accommodation to the parties names therein, VANGUARD TITLE INSURANCE AGENCY, LLC hereby expressly disclaims any Responsibility or liability for the accuracy of the content thereof

ENT 163192 : 2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Sep 21 04:10 PM FEE 40.00 BY SW
RECORDED FOR Vanguard Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

Mail Tax Notice to:
Grantee at address below

WARRANTY DEED

GRANTOR: Brad Allan Jensen

CONVEYS AND WARRANTS TO

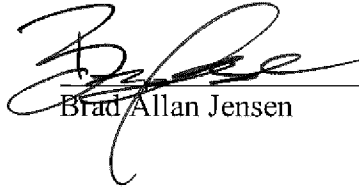
GRANTEE: Rachel Bryner Jensen, as Trustee of The Cedar Trust, dated July 3, 2019, of 3970 W. 9850 N., Cedar Hills, Utah 84062

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following described tract of land in Utah County, State of Utah:

See Property description in the attached Exhibit A

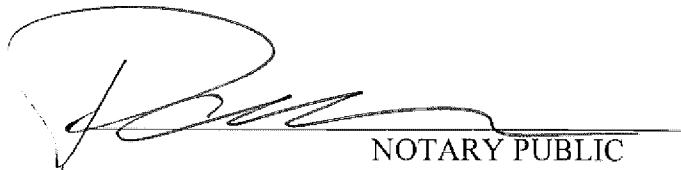
Subject to City and/or County taxes and assessments not delinquent; easements, rights-of-way, covenants conditions and restrictions, and encumbrances now of record.

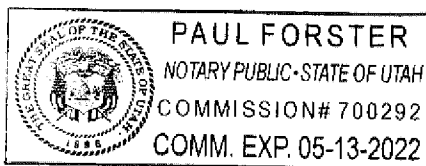
SIGNED by the Grantor on this 21st day of September, 2021.


Brad Allan Jensen

STATE OF UTAH)
 :
COUNTY OF UTAH)

On this 21 day of September, 2021, the foregoing instrument was acknowledged before me by Brad Allan Jensen.


NOTARY PUBLIC



Schedule A

THE FOLLOWING DESCRIBED TRACT OF LAND UTAH COUNTY AND STATE OF UTAH, TO WIT; COMMENCING SOUTH 781.05 FEET AND EAST 24.43 FEET FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89 DEGREES 58 MINUTES 08 SECONDS EAST 249 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 52 SECONDS EAST 192.93 FEET; THENCE SOUTH 18 DEGREES 34 MINUTES 52 SECONDS EAST 42.25 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 52 SECONDS WEST 262.58 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 08 SECONDS EAST 40 FEET; THENCE NORTH 0 DEGREES 01 MINUTES 52 SECONDS WEST 192.07 FEET TO THE POINT OF BEGINNING. SITUATE IN UTAH COUNTY, STATE OF UTAH.

The following is informational and not part of the legal description

Tax Serial No.: 14:002:0075

Property Address: 3970 W. 9850 N. Cedar Hills, UT 84062