

Mail Recorded Deed and Tax Notice To:
Carolyn Kolar and Charity Fonoimoana
591 South 1470 West
Orem, UT 84058



File No.: 150136-TOF

WARRANTY DEED

Carolyn Patricia Kolar, Trustee of The Carolyn Kolar Revocable Trust dated January 22, 2021

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

Carolyn Kolar and Charity Fonoimoana, as joint tenants

GRANTEE(S) of Orem, State of Utah

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.: 36-670-0033 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 10-11-21

The Carolyn Kolar Revocable Trust dated
January 22, 2021

BY: Carolyn Patricia Kolar
Carolyn Patricia Kolar, Trustee

STATE OF UTAH

COUNTY OF UTAH

On this 11th October, 2021, before me, personally appeared Carolyn Patricia Kolar, 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 on behalf of The Carolyn Kolar Revocable Trust dated January 22, 2021.

[Signature]
Notary Public

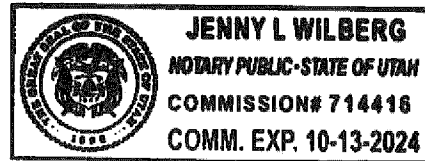


EXHIBIT A
Legal Description

Lot 12, PLAT "D", COUNTRY ESTATES SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder.

LESS AND EXCEPTING THEREFROM the following:

A portion of land in fee for the "Frontrunner South Commuter Rail", a Utah Transit Authority Project, being part of the Grantor's property lying and situate in the Northwest quarter of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian, defined as Lot 12, Country Estates Plat "D", according to the official plat thereof, being more particularly described as follows:

Commencing at a point on the West line of Union Pacific Railroad right of way and the Southeast corner of said Lot 12; thence South 59°48'07" West 9.00 feet along the South line of the Grantor's property; thence North 30°12'55" West 80.00 feet to the North line of the Grantor's property; thence North 59°47'07" East 9.00 feet along said North line to said Railroad right of way and the Northeast corner of the Grantor's property; thence South 30°12'55" East 80.00 feet said Railroad right of way to the point of beginning.