

ENT 17483 : 2022 PG 1 of 2

Andrea Allen

Utah County Recorder

2022 Feb 08 02:44 PM FEE 40.00 BY AR

RECORDED FOR Vanguard Title Insurance Agency, LLC - American Fork
ELECTRONICALLY RECORDED

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
Colton W. Long and Alyssa Long
2224 North 600 West
Pleasant Grove, UT 84062
File No.: 73216-TD

WARRANTY DEED

GRANTOR(S): Colton W. Long

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Colton W. Long and Alyssa Long, husband and wife as joint tenants

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County, State of UTAH**:

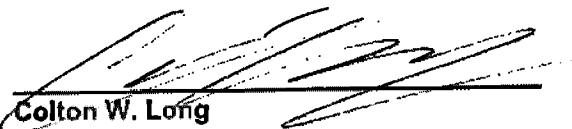
Commencing South 1491.17 feet and West 1355.25 feet from the North Quarter corner of Section 17, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°19' East 135 feet; thence South 0°32'30" West 90.898 feet; thence North 89°07' West 134.97 feet; thence North 0°32'30" East 87.6 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Pleasant Grove City recorded July 15, 2003, as Entry No. 105902:2003, more particularly described as follows: Commencing at a point located South 89°39'25" West along the section line 1352.96 feet and South 1239.17 feet and South 00°32'30" West 243.91 feet from the North Quarter corner of Section 17, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°19'00" East 20.28 feet; thence along the arc of a 18.00 foot radius curve to the left 27.83 feet (chord bears South 45°00'58" West 25.14 feet); thence West 2.66 feet; thence North 00°32'30" East 17.53 feet to the point of beginning.

Tax Parcel No.: 14-014-0085

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 26 day of January, 2022 .

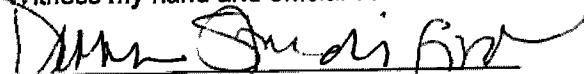


Colton W. Long

State of Utah }
 :ss.
County of Utah }

On this 26 day of January, 2022, personally appeared before me Colton W. Long, the signer of the above instrument, who acknowledged to me that he, executed the same.

Witness my hand and official seal.



Notary Public



Notary Public - State of Utah
DEANN STANDIFIRD
Comm. #715487
My Commission Expires
December 7, 2024