

Mail Recorded Deed and Tax Notice To:
Steve Soelberg and Christie Soelberg
9656 North Canyon Heights Drive
Cedar Hills, UT 84062



File No.: 123490-RCP

WARRANTY DEED

Higbee Real Estate, LLC

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

Steve Soelberg and Christie Soelberg, husband and wife

GRANTEE(S) of Cedar Hills, 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

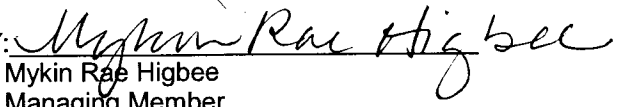
TAX ID NO.: 36-988-0075 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 4th day of March, 2020.

Higbee Real Estate, LLC

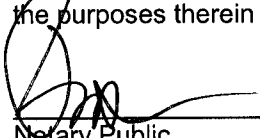
BY: 
Benjamin Carl Higbee
Managing Member

BY: 
Mykin Rae Higbee
Managing Member

STATE OF UTAH

COUNTY OF UTAH

On the 4th day of March, 2020, personally appeared before me Benjamin Carl Higbee and Mykin Rae Higbee, who acknowledged themselves to be the Managing Members of Higbee Real Estate, LLC, and that they, as such Managing Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



697768

EXHIBIT A
Legal Description

A portion of Lot 44, CANYON HEIGHTS AT CEDAR HILLS PLAT "D", according to the official plat thereof on file in the office of the Utah County Recorder, more particularly described as follows:

Beginning at the Southwesterly common lot corner (front) of Lot 43 and Lot 44, Canyon Heights at Cedar Hills Plat "D", according to the official plat thereof on file in the office of the Utah County Recorder; thence North 37°49'12" East 17.96 feet; thence North 44°12'43" East 113.80 feet; thence North 37°59'32" East 95.67 feet; thence North 29°27'01" East 89.02 feet; thence South 10°29'03" East 191.02 feet; thence South 54°55'52" West 206.81 feet; thence Northeasterly along the arc of a 254.00 foot radius non-tangent curve (radius bears: South 54°04'17" West) 82.75 feet through a central angle of 18°40'00" (chord: North 45°15'39" West 82.39 feet) to the point of beginning.