

Mail Tax Notices To:
Carl W. James
350 West 470 North
Spanish Fork, UT 84660
File No. BT-Courtesy

Space above this line for Recording Data

WARRANTY DEED

Mary Ann Ford fka Mary Ann James

GRANTOR(S)

of Spanish Fork, County of Utah, State of UTAH
Hereby Convey(s) and Warrant(s) to

Sherald W. James and Carl W. James, as joint tenants

GRANTEE(S)

of Spanish Fork, County of Utah, STATE OF UTAH

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY,
STATE OF UTAH, to-wit:

See Exhibit "A" attached and by this reference made a part hereof

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2011 and thereafter.

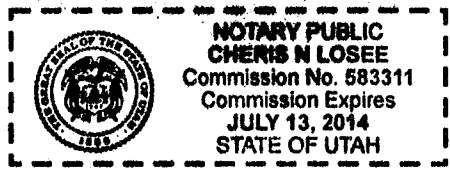
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 25 DAY OF ^{April} ~~MARCH~~, 2011.

Mary Ann Ford

Mary Ann Ford

State of Utah)
) ss
County of Utah)

On the 25 Day of ^{April} ~~March~~, 2011, personally appeared before me Mary Ann Ford, signer(s) of the within instrument, who duly acknowledged to me that she executed the same.



Cherris N Losee

Notary Public
My Commission Expires: 7-13-2014

EXHIBIT "A"

Beginning at a point in a fence line which point is South along the Section line 967.28 feet and East perpendicular to said Section line 1631.35 feet from the West quarter corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South $89^{\circ}27'$ East along said fence line 362.00 feet; thence North $0^{\circ}16'$ East 1119.6 feet to a fence line; thence North $89^{\circ}04'$ West along said fence line 356.0 feet; thence South $0^{\circ}35'$ West 1122.04 feet to the point of beginning.

Reserving a right of way in favor of grantors 23 feet wide along the South boundary of the above described premises for foot and vehicular traffic to and from grantors land, and also in favor of Robert L. Lucas and Evelyn M. Lucas, his wife.