

Recording Requested by:
First American Title Insurance Agency, LLC
327 South 500 East
American Fork, UT 84003
(801)763-8676

ENT 39679:2009 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2009 Apr 14 12:29 pm FEE 12.00 BY SS
RECORDED FOR FIRST AMERICAN - AMERICAN F
ELECTRONICALLY RECORDED

AFTER RECORDING RETURN TO:
Kenneth R. Angell and Emily M. Angell
299 North 2520 West
Provo, UT 84601

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **321-5160395 (LL)**
A.P.N.: **51-341-0001**

Kenneth R. Angell and Emily M. Angell, Grantor, of **Provo**, **Utah** County, State of **UT**, hereby
CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Kenneth Angell and Emily Angell, husband and wife as joint tenants, Grantee, of **Provo**,
Utah County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the
following described tract(s) of land in **Utah** County, State of **Utah**:

**PART OF LOT 1, PLAT "E", RIO VISTA SUBDIVISION, PROVO, UTAH, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, UTAH COUNTY, UTAH,
DESCRIBED AS FOLLOWS:**

**COMMENCING SOUTH 313.67 FEET AND WEST 2629.07 FEET FROM THE EAST QUARTER
CORNER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND
MERIDIAN; THENCE SOUTH 72°09'08" WEST 212.03 FEET; THENCE SOUTH 00°28'46" WEST
90.07 FEET; THENCE SOUTH 89°10'52" EAST 49.99 FEET; THENCE SOUTH 89°10'52" EAST
39.7 FEET; THENCE SOUTH 30°29'28" EAST 144.35 FEET; THENCE SOUTH 89°54'42" EAST
25.85 FEET; THENCE NORTH 0°28'55" EAST 80.00 FEET; THENCE SOUTH 89°54'42" EAST
67.28 FEET; THENCE SOUTH 65°01'42" EAST 46.36 FEET; THENCE ALONG A RADIUS CURVE
TO THE RIGHT (CHORD BEARS: NORTH 10°34'39" EAST 47.71 FEET, RADIUS = 60 FEET) ARC
LENGTH = 49.07 FEET; THENCE NORTH 54°36'51" WEST 58.99 FEET; THENCE NORTH
22°10'59" WEST 150.55 FEET TO BEGINNING.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity
and general property taxes for the year **2009** and thereafter.

Witness, the hand(s) of said Grantor(s), this **April 08, 2009**.

Kenneth R. Angell
Kenneth R. Angell

Emily M. Angell
Emily M. Angell

STATE OF UTAH)
)Ss.
COUNTY OF UTAH)

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On April 9th, 2009, personally appeared before me, **Kenneth R. Angell and Emily M. Angell**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Lisa W. Lott
Notary Public

(Printed Name)

My Commission expires: 9-22-10

