



ENT 41455:2012 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2012 May 17 4:36 pm FEE 14.00 BY SW
RECORDED FOR HOWARD LEWIS & PETERSEN ATT

Mail tax notice to: Jack A. Young, et al., Trustees
Address: 960 East 830 South
Pleasant Grove, UT 84062

WARRANTY DEED

(Special)

JACK ALLEN YOUNG, BONNIE LEWIS and SANDRA DRAPER, grantors, of Pleasant Grove, County of Utah, State of Utah, CONVEY and WARRANT against all claiming by, through or under them to JACK A. YOUNG and SANDRA DRAPER, Trustees of the Young Irrevocable Trust u/a/d November 3, 2011, grantee(s), for the sum of TEN DOLLARS (\$10.00), the following described tract of land in Utah County, State of Utah:

Commencing South 675.5 feet and East 941.8 feet from the West quarter corner of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian: thence East 164.99 feet; thence South 0 deg. 31'0" West 138.05 feet; thence South 89 deg. 51'35" West 165 feet; thence North 0 deg. 31'0" East 138.46 feet to the point of beginning.

Subject to the claim of American Fork City, if any, in and to the easterly 5 feet more or less, as evidenced by a survey prepared by Dudley and Associates as tracing S-8176.

LESS AND EXCEPTING:

A parcel of land in fee, being part of an entire tract of property, situate in the Northwest quarter of the Southwest quarter of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian, for the widening of the existing North County Boulevard, known as Project No. RD920. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing Westerly right of way line of North County Boulevard (4650 West Street) and the Northeast corner of said entire tract, which point is 676.51 feet South 00°25'18" East along the Section line and 1101.81 feet East from the West quarter corner of said Section 18; and running thence along said right of way line and the Easterly boundary line of said entire tract South 00°31'00" West 138.05 feet to a point in the Southerly boundary line of said entire tract; thence South 89°51'35" West 10.74 feet along said Southerly boundary line; thence North 00°14'25" East 45.78 feet to the point of tangency of a 74,952.00 foot radius curve to the left; thence Northerly 92.29 feet along the arc of said curve, (chord bears

