

Recording Requested by:
First American Title Insurance Company
635 N Main Street, Suite 681
Richfield, UT 84701
(435)896-4408

Mail Tax Notices to and
AFTER RECORDING RETURN TO:

Triple J Holdings LLC
~~231 North 300 East~~ P.O. Box 9324
~~Orem, UT 84057~~ SLC, UT 84109

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **361-6162890 (sb)**
A.P.N.: **4-293-31**

Richard K. Chamberlain, Trustee of The Derral W. Poulson Irrevocable Trust, dated June 30, 1983, Grantor, of **Richfield, Sevier County, State of Utah**, hereby CONVEY AND WARRANT to

Triple J Holdings LLC, as to an undivided 50% interest and Western Region Nonprofit Housing Corporation, as to an undivided 50% interest, Grantee, of **Orem, Sevier County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Sevier County, State of Utah**:

BEGINNING AT AN EXISTING FENCE LINE WHICH IS AT A POINT 488.47 FEET WEST OF THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 01°53'33" WEST 153.01 FEET; THENCE SOUTH 11°25'50" EAST 26.60 FEET; THENCE SOUTH 00°25'20" WEST 708.36 FEET TO THE NORTH BOUNDARY OF THE COUNTRY ROAD; THENCE SOUTHWESTERLY ALONG SAME TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WEST 91.56 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF THE I-70 RIGHT-OF-WAY LINE; THENCE ALONG THE SAME THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 26°30'34" EAST 576.15 FEET; NORTH 31°15'48" EAST 372.81 FEET; NORTH 16°09'53" EAST 524.12 FEET TO THE SECTION LINE; THENCE EAST ALONG SAME 1157.32 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM PROPERTY DESCRIBED IN QUITCLAIM DEED ENTRY NO. 402571 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING EAST 1503.92 FEET FROM THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°48'50" EAST ALONG SECTION LINE 381.78 FEET; THENCE SOUTH 0°05'07" EAST 116.505 FEET ALONG THE ARC OF A 23 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 36.13

eRecording: # 00425073 B: 0794 P: 0175

09/16/2021 02:04 PM Warranty Deed

Page: 1 of 3

Fee: \$40.00 By: FIRST AMERICAN - RICHFIELD
Jason Monroe, Sevier County, Utah Recorder

FEET (CHORD BEARS 44°57'27" WEST 32.55 FEET); THENCE WEST 358.96 FEET; THENCE NORTH 132.78 FEET TO BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM PROPERTY DESCRIBED IN WARRANTY DEED ENTRY NO. 400322 OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE MERIDIAN, THENCE SOUTH 259.82 FEET, WEST 397.74 FEET TO R/W I-70, THENCE NORTH 16°15'33" EAST ALONG R/W 270.69 FEET TO NORTH SECTION LINE, THENCE EASTERLY ALONG SECTION LINE 325.79 FEET M/L TO BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM PROPERTY DESCRIBED IN CORRECTION WARRANTY DEED ENTRY NO. 343169 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 107.24 FEET AND EAST 1377.24 FEET FROM THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING BEING LOCATED ON THE SOUTH U.D.O.T. RIGHT-OF-WAY LINE FOR THE ACCESS ROAD TO INTERSTATE 70; THENCE SOUTH 87°41'14" EAST ALONG SAID RIGHT OF WAY LINE, 126.78 FEET; THENCE SOUTH LEAVING SAID RIGHT-OF-WAY LINE 235.61 FEET TO THE RIGHT-OF-WAY OF AN EXISTING RICHFIELD CITY STREET; THENCE ALONG SAID RICHFIELD CITY STREET RIGHT-OF-WAY THE FOLLOWING COURSES: WEST 103.68 FEET, AROUND A CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, AN ARC LENGTH OF 36.13 FEET, AND A DELTA ANGLE OF 90°00'00" (CHORD BEARS NORTH 45°00'00" WEST 32.53 FEET) AND NORTH 217.72 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM PROPERTY DESCRIBED IN QUIT CLAIM DEED ENTRY NO. 314164 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OF LAND TO BE DEDICATED A CITY STREET (MINOR COLLECTOR STREET) WITH AN OPENING AT THE FOLLOWING LOCATION:

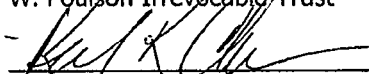
BEGINNING AT A POINT WHICH IS 158.27 FEET SOUTH AND 1951.99 FEET EAST OF THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 87°41'14" WEST 66.06 FEET.

THIS POINT SERVES AS A FUTURE OPENING FOR A PROPOSED CITY STREET 66 FEET WIDE WHICH WILL RUN IN A SOUTHERLY DIRECTION TO THE FLAT CANYON ROAD.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2021 and thereafter.

Witness, the hand(s) of said Grantor(s), this Sep. 14, 2021 .

Richard K Chamberlain, Trustee of The Derral
W. Poulson Irrevocable Trust


Richard K. Chamberlain, Trustee

STATE OF Utah)
County of Sevier) ss.

On Sept. 14, 2021, before me, the undersigned Notary Public, personally appeared **Richard K. Chamberlain, Trustee of The Derral W. Poulson Irrevocable Trust, dated June 30, 1983**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 1/18/2025

Stacey Jo Busk
Notary Public

