

Mail Recorded Deed and Tax Notice To:
Phase One Properties, L.L.C., a Utah limited liability company
163 South 200 East
American Fork, UT 84003



File No.: 137951-MYU

WARRANTY DEED

Helena Zeeman and Lynette Bradford, Co-Conservators for John Darrell Zeeman*, who took title as Darrell Zeeman

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

Phase One Properties, L.L.C., a Utah limited liability company

GRANTEE(S) of American Fork, 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.: 30-084-0065 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*According to the attached Letters of Guardianship and Conservatorship, filed in the Fourth Judicial District Court, Utah County, State of Utah as Case No. 213401029.

[Signature on following page]

Dated this 10th day of January, 2022.

Helena Zeeman

Helena Zeeman
Co-Conservator for John Darrell Zeeman

Lynette Bradford

Lynette Bradford
Co-Conservator for John Darrell Zeeman

STATE OF UTAH

COUNTY OF UTAH

On this 10th day of January, 2022, before me, personally appeared Helena Zeeman and Lynette Bradford, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Notary Public

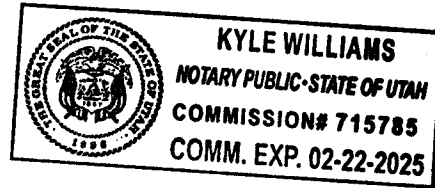


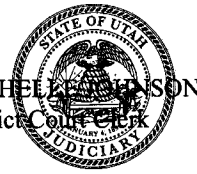
EXHIBIT A
Legal Description

BEGINNING AT A POINT WHICH LIES SOUTH 1548.03 FEET AND WEST 375.32 FEET, ACCORDING TO UTAH COORDINATE BEARINGS, CENTRAL ZONE, FROM THE NORTH ONE QUARTER CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 01°05'28" WEST 337.24 FEET; THENCE WEST 111.42 FEET; THENCE NORTH 01°05'28" WEST 308.78 FEET; THENCE NORTH 88°34'40" EAST 340.13 FEET; THENCE SOUTH 00°03'19" EAST 327.94 FEET; THENCE SOUTH 00°40'49" EAST 322.29 FEET; THENCE SOUTH 88°55'41" WEST 220.48 FEET TO THE POINT OF BEGINNING.

The Order of the Court is stated below:

Dated: January 04, 2022
09:05:39 AM

/s/ RACHELLE WILSON
District Court Clerk



ENT4274:2022

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JASON M. WHITE, NO. 12277
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Attorneys for Petitioners

IN THE FOURTH JUDICIAL DISTRICT COURT
UTAH COUNTY, STATE OF UTAH
137 N. Freedom Boulevard, Provo, Utah 84601

IN THE MATTER OF GUARDIANSHIP
AND CONSERVATORSHIP OF:

JOHN DARRELL ZEEMAN,

An Incapacitated Adult.

**LETTERS OF GUARDIANSHIP
AND CONSERVATORSHIP**

Case No. 213401029
Judge Anthony Howell

HELENA ZEEMAN and LYNETTE BRADFORD were duly appointed and qualified as Co-Guardians of the person and Co-Conservators of the estate of the above-named incapacitated person on the 3rd day of January 2022, by the Court, with all authority pertaining thereto.

These Letters are issued to evidence the appointment, qualification, and authority of the above-named Co-Guardians and Co-Conservators.

[ORDER IS SIGNED WHEN ELECTRONICALLY STAMPED BY THE COURT ON THE FIRST PAGE]