



ENT 45923:2009 P6 1 of 4
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2009 Apr 28 4:11 pm FEE 19.00 BY SS
RECORDED FOR PROVO LAND TITLE COMPANY

WARRANTY DEED

BURKE J. CLOWARD and DOROTHY CLOWARD

GRANTOR(S) for and in *consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration* in hand paid by

**BURKE J. CLOWARD AND DOROTHY D. CLOWARD TRUSTEES OF THE
BURKE AND DOROTHY CLOWARD FAMILY TRUST DATED THE 16TH DAY OF APRIL 2007**

GRANTEE(S), of **670 NORTH Cloward Way, Elkridge, UT 84651**

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in UTAH County, Utah:

See attached Exhibit "A"

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record.

WITNESS our hands on this ²² day of ^{April}, 2009

Burke J. Cloward
BURKE J. CLOWARD

Dorothy D. Cloward
DOROTHY CLOWARD

File # 47516

State of Utah)
 :SS
County of Utah)

On this 22nd day of April, 2009 before me, a notary public, personally appeared **BURKE J. CLOWARD and DOROTHY CLOWARD** personally known to me to be the person(s) whose name(s) is (are) subscribed to on this instrument, and acknowledge that they executed the same.

 Notary Public

Commission Expiration:
Residing in:

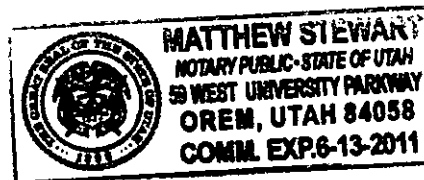


EXHIBIT A

Parcel #1

BEGINNING AT A POINT WEST 123.26 FEET AND SOUTH 0.63 FEET FROM THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S 89°42'40" W 140.89 FEET; THENCE S 18°41'02" E 170.57 FEET; THENCE N 89°58'31" W 200.37 FEET; THENCE N 18°41'02" W 169.20 FEET; THENCE S 89°41'08" W 505.11 FEET; THENCE ALONG A 708.59 FOOT RADIUS CURVE TO THE RIGHT 149.32 FEET (CHORD BEARS N 07°11'04" E 149.04 FEET); THENCE N 13°19'18" E 224.07 FEET; THENCE ALONG A 491.94 FOOT RADIUS CURVE TO THE LEFT 214.69 FEET (CHORD BEARS N 00°49'11" E 212.99 FEET); THENCE ALONG A 1035.30 FOOT RADIUS CURVE TO THE LEFT 69.53 FEET (CHORD BEARS N 13°24'48" W 69.52 FEET); THENCE N 70°14'23" E 270.81 FEET; THENCE ALONG A 409.24 FOOT RADIUS CURVE TO THE RIGHT 216.87 FEET (CHORD BEARS N 85°25'16" E 214.34 FEET); THENCE S 79°23'51" E 261.59 FEET; THENCE ALONG A 1303.85 FOOT RADIUS CURVE TO THE LEFT 182.42 FEET (CHORD BEARS S 83°21'57" E 182.27 FEET); THENCE S 00°26'23" E 593.94 FEET; THENCE ALONG A 372.00 FOOT RADIUS CURVE TO THE LEFT 134.85 FEET (CHORD BEARS N 66°45'50" W 134.11 FEET); THENCE S 00°17'20" E 140.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 673535.92 SQUARE FEET OR 15.46 ACRES

COURTESY RECORDING

This document is being recorded solely as a courtesy and as an accommodation only to the parties named therein. Provo Land Title Co. hereby expressly disclaims any responsibility or liability for the accuracy thereof.

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Exhibit "A"

Parcel #2

271 North University Avenue, Provo, Utah, Beneficial Building:

1141-64
PTN LOT 7
BLK 89

Commencing 137.83 feet South from the Northeast corner of Block 89, Plat "A", Provo City Survey of Building Lots; thence North 21.00 feet to the South side of a division wall 12 inches thick and 83.00 feet long and one story high; thence West and along said division wall 100.00 feet; thence South 21.00 feet; thence East 100.00 feet to beginning.

Together with an undivided one half interest in the above described wall which shall constitute an easement of support therein, the same to be a party wall and an integral part of the real property herein.

Also, together with and subject to a right of way over the following:

Commencing at the Northwest corner of Lot 6, Block 89, Plat "A", Provo City Survey of Building Lots; thence East 10.0 feet; thence South 116.83 feet; thence East 89.44 feet; thence South 16.00 feet; thence West 99.44 feet; thence North 132.83 feet to beginning.

45 West 300 North, Provo, Utah, Prudential Building:

1141-64
PTN LOT 8
BLK 89

Commencing at the Northwest corner of Lot 6, Block 89, Plat "A", Provo City Survey of Building Lots, thence East 49.5 feet; thence South 66 feet; thence East 66.94 feet; thence South 49.83 feet; thence West 17 feet; thence South 16 feet; thence West 99.44 feet; thence North 131.83 feet to the place of beginning.

Together with and subject to a Right of Way over the West 10 feet and the South 16 feet of the above described property.