


WHEN RECORDED, MAIL TO:  
Lindon City  
100 N. State Street  
Lindon, Utah 84042



ENT 50501:2024 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Jul 30 09:34 AM FEE 0.00 BY NG  
RECORDED FOR LINDON CITY

## Warranty Deed

(TRUSTEE)

Utah County

Tax ID No. 14-050-0094

PIN 21443

Project No. S-0129(11)1

Parcel No. 0129:100:2

Ron K. Anderson (and his Successors in Trust) of the J. Kent Anderson Residuary Trust, U/A dated February 5, 1982, 383 N. Anderson Lane, Lindon, UT, 84042, Grantor, of \_\_\_\_\_ County of \_\_\_\_\_, State of, \_\_\_\_\_ hereby CONVEY AND WARRANT to the LINDON CITY, Grantee, at 100 N. State Street, Lindon, Utah 84042, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Utah County, State of Utah, to-wit:

An undivided 40% interest in a parcel of land in fee, being part of an entire tract of land, situate in the SE1/4 SW1/4 of Section 29, T.5 S., R.2 E., S.L.B. & M., in Utah County, Utah, for the widening of the existing highway SR-129, incident to intersection improvements of Anderson Blvd. and SR-129 (700 North Street), known as Project S-0129(11)1. The boundaries of said parcel of land are described as follows:

Beginning at a point on the easterly boundary line of said entire tract, said point is 374.20 feet N.00°10'18"W. (Deed = N.00°10'09"W.) along the West line of said Section 29 to the southerly boundary line of said entire tract and along said southerly boundary line the following three (3) courses and distances (1) 572.28 feet N.88°07'40"E. and (2) 491.43 feet N.88°23'43"E. and (3) 528.04 feet N.87°56'18"E. to the westerly right of way line of Anderson Blvd. and along said westerly right of way line 453.84 feet N.00°59'39"W. from the Southwest Corner of said Section 29 (Note: said point of beginning also being 82.78 feet perpendicularly distant southerly from the control line of SR-129 of said project at Engineer Station 7+60.37); and running thence N.64°55'18"W. 31.17 feet to a point which is 69.03 feet perpendicularly distant southerly from said control line at Engineer Station 7+32.40; thence N.00°59'39"W. 12.00 feet to the existing southerly right of way line of said SR-129 at a point which is 57.03 feet perpendicularly distant southerly from said control line at Engineer Station 7+32.42; thence along said

Continued on Page 2  
TRUSTEE RW-01T (11-01-03)

Page 2

PIN 21443

Project No. S-0129(11)1

Parcel No. 0129:100:2

southerly right of way line the following two (2) courses and distances (1) N.89°12'41"E. 9.62 feet; thence (2) easterly 17.99 feet along the arc of a 30.00 foot radius non-tangent curve to the right (Note: Chord to said curve bears S.73°36'18"E. for a distance of 17.72 feet, central angle = 34°21'30") to said westerly right of way line of Anderson Blvd.; thence along said westerly right of way line the following two (2) courses and distances (1) S.28°09'30"W. 11.08 feet; thence (2) southeasterly 12.96 feet along an arc of a 19.00 foot radius non-tangent curve to the right (Note: Chord to said curve bears S.33°42'57"E. for a distance of 12.71 feet, central angle = 39°04'54") to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 423 sq. ft. or 0.010 acre.

(Note: No rotation needed, all bearings are record and match project bearings.)

*Ron K Anderson*

STATE OF

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Ron K. Anderson, Trustee

) ss.

COUNTY OF

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On this 11 day of July, in the year 2024 before me personally appeared Ron K. Anderson, who by me being duly sworn/affirmed, that he/she is the Trustee and that said document was signed by him/her on behalf of Ron K. Anderson (and his Successors in Trust) of the J. Kent Anderson Residuary Trust, U/A dated February 5, 1982, 383 N. Anderson Lane, Lindon, UT, 84042 who, acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust.

*Shelly Church*  
\_\_\_\_\_  
Notary Public

