

ATLAS TITLE  
FILE# 38171

Ent 529498 Bk 1434 Pg 563 - 564  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2023 Feb 10 12:29PM Fee: \$40.00 TC  
For: Atlas Title - Heber City  
ELECTRONICALLY RECORDED

# Warranty Deed

Grantor: Paul Jacobsen

hereby **CONVEY AND WARRANT** to:

Grantee: Heber Light & Power Company, a Utah energy services interlocal entity, and its successors or assigns hereunder  
Of: 31 South 100 West, Heber City, UT 84032

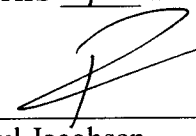
**FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**  
the following described tract of land within WASATCH County, State of UTAH to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

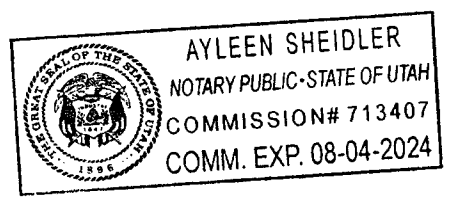
WITNESS THE HAND OF SAID GRANTOR THIS 7<sup>th</sup> DAY OF FEBRUARY, 2023

)   
) \_\_\_\_\_  
) Paul Jacobsen  
)

State of Utah )

County of Wasatch ) ss

On the 7<sup>th</sup> OF FEBRUARY, 2023, personally appeared before me, Paul Jacobsen, the signers of the within instrument, who duly acknowledged to me that they executed the same.



  
NOTARY PUBLIC

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**LEGAL DESCRIPTION**

Beginning East 959.69 feet and South 397.11 feet from the West Quarter Corner Section 16, Township 4 South, Range 5 East, Salt Lake Meridian; thence South 00°01'30" East 170 feet to the point of beginning; thence North 77°15'02" East 598.13 feet; thence South 37°50'00" East 278.18 feet; thence South 89°38'09" West 753.98 feet; thence North 00°01'30" West 92.5 feet to the point of beginning.

Subject to and together with a 30 foot wide easement:

Beginning at a point East a distance of 959.69 feet and South a distance of 397.11 feet from the Wasatch County Monument for the West Quarter Corner of Section 16, Township 4 South, Range 5 East, Salt Lake Base and Meridian, said point also being South a distance of 410.51 feet and West a distance of 1678.61 feet from the Center of Section 16, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence North 66°13'59" East a distance of 451.03 feet; thence South 37°50'00" East along the highway right-of-way a distance of 518.22 feet to a gate post which is the point of beginning; thence South 52°10'00" West a distance of 30.00 feet; thence North 37°50'00" West a distance of 525.73 feet; thence North 66°13'59" East a distance of 30.93 feet to the highway right-of-way; thence South 37°50'00" East along the highway right-of-way a distance of 518.22 feet to the point of beginning.

Tax ID No.: ODN-0215/Parcel No. 00-0020-4513