

Warranty Deed

Grantor: Lance E. Devine and Cynthia Lee Devine

hereby **CONVEY AND WARRANT** to:

Grantee: Quirino San Juan
Of: 13409 S Dairy Ln., Draper, UT 84020-7804

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:

Commencing at the Wasatch County brass cap monumentalizing the East quarter corner of said Section 14, Township 4 South, Range 4 East, Salt Lake Base and Meridian; thence South 963.72 feet and West 41.71 feet to a point in the Westerly right of way line of US Highway 189 as evidenced by found 1966 ROW Monuments at Highway Stations 450+00 and 460+00; thence along a fence line, South 89°44'19" West 2105.94 feet, to the point of beginning; thence West 181.44 feet along a fence line to the Easterly right of way line of Probst Lane; thence South 12°23'38" West 238.98 feet along said line; thence North 88°58'05" East 181.44 feet along said fence line; thence North 12°18'34" East 238.98 feet along a fence line to point of beginning.

Basis of Bearing for subject parcel being South 00°16'55" East 2654.29 feet (measured) between the Wasatch County brass cap monuments monumentalizing the East line of the Northeast Quarter of said Section 14.

Tax ID No. OCH-0114/Parcel No. 00-0006-7780

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 15 DAY OF MARCH 2023.

) Lance E. Devine
Lance E. Devine
) Cynthia Lee Devine
Cynthia Lee Devine

State of Oklahoma)
County of Pottawatomie ss

On the 15 OF MARCH 2023, personally appeared before me, Lance E. Devine and Cynthia Lee Devine, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Lori K. Love
NOTARY PUBLIC

LORI K. LOVE
Notary Public - State of Oklahoma
Commission Number 11006585
My Commission Expires Jul 21, 2023