

Warranty Deed

Grantor: Arthur F. Jepperson

hereby **CONVEY AND WARRANT** to:

Grantee: Jody Charee Jensen
Mail Tax Notices To: PO Box 181, Wallsburg, UT 84082

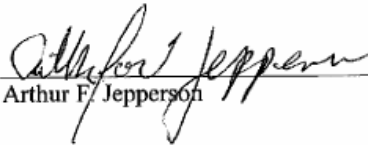
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within Wasatch County, State of UTAH to wit:

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.

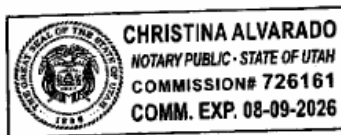
WITNESS THE HAND OF SAID GRANTOR THIS 28th DAY OF April 2023.

) 
) Arthur F. Jepperson
)

State of Utah)
County of Wasatch) ss

On the 28th DAY OF April 2023, personally appeared before me, Arthur F. Jepperson, the signer of the within instrument, who duly acknowledged to me that he executed the same.


NOTARY PUBLIC



ATLAS TITLE
FILE# COURTESY

LEGAL DESCRIPTION

Beginning at a point East along the Section line 21.12 feet and South 15°30' East along a fence line 1134.41 feet and South 62°30' East 330 feet from the Southwest corner of Section 18, Township 5 South, Range 5 East of the Salt Lake Base and Meridian; and running thence North 20°00' East 865 feet; thence South 54°04' East 425.67 feet; thence South 31°30' West 608.4 feet; thence South 58°30' East 633.4 feet; thence North 37°38'14" East 935.36 feet; thence South 58°30' East 33.33 feet; thence South 31°30' West 200 feet; thence North 58°30' West 30.1 feet; thence South 37°38'14" West 887.5 feet; thence North 62°30' West 908 feet to the place of beginning.

Together with a Right of Way over the following described tract of land: Beginning at a point which is East 21.12 feet and South 15°30' East 1134.41 feet and South 62°30' East 330 feet from the Southwest corner of Section 18, Township 5 South of Range 5 East of the Salt Lake Base and Meridian; and running thence South 31°47' West 37.5 feet; thence South 62°30' East 908.0 feet; thence North 37°38'14" East 887.50 feet; thence South 58°30' East 30.1 feet; thence North 31°31' East 300 feet; thence North 58°30' West 33.33 feet; thence South 37°38'14" West 950.0 feet; thence North 62°30' West 874.70 feet to the place of beginning.

Serial No. OWC-2558

Parcel No. 10-3866