

Mail Tax notice to:
Grantee
6515 Bandera Avenue 3A
Dallas, TX 75225
File No.: TE14519
Tax ID No.: 00-0020-9943

Ent 547142 Bk 1480 Pg 441 - 444
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2024 Jul 01 12:40PM Fee: \$40.00 CO
For: Metro Title and Escrow
ELECTRONICALLY RECORDED

WARRANTY DEED

Stephen Hillenmeyer and Ami Hillenmeyer

GRANTOR of Lexington, State of Kentucky, hereby CONVEYS and WARRANTS TO:

Jack H. Breard III

GRANTEE of Dallas, State of Texas for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Wasatch County, State of Utah:

(Parcel 1)

Lot TP17, TUHAYE TWIN PEAKS SUBDIVISION PHASE A, according to the Official plat thereof recorded January 14, 2013 as Entry No. 385894 in Book 1072 at Pages 354 through 373 of the Official records in the Wasatch County recorder's Office.

(Parcel 2)

Together an access Easement as follows:

Beginning at point on the Southerly Right of Way Line of Utah Highway U-248, at approximate U.D.O.T. highway engineer station 348 42, said point being North 00°04'35" East along the Section Line 697.94 feet and South 87°12'07" West along said Southerly Right of Way Line 267.33 feet from the East Quarter corner of Section 21, Township 2 South, Range 5 East, Salt Lake Base and Meridian (Basis of Bearing being North 00°04'35" East 2669.92 feet between said East Quarter Corner and the Northeast Corner of said Section 21), said point also being a non-tangent point of curvature of a 236.00 foot radius curve to the right, the center of which bears North 81°18'59" West; and running thence Southwesterly along the arc of said curve 172.54 feet through a central angle of 41°53'18"; thence South 50°34'19" West 24.37 feet to a point of curvature of a 15.50 foot radius curve to the left, the center of which bears South 39°25'41" East; thence Southwesterly along the arc of said curve 23.67 feet through a central angle of 87°30'00"; thence South 36°55'41" East 180.40 feet to a point of curvature of a 211.00 foot radius curve to the right, the center of which bears South 53°04'19" West; thence Southeasterly along the arc of said curve 95.78 feet through a central angle of 26°00'29"; thence South 10°55'12" East 100.00 feet to a point of curvature of a

139.00 foot radius curve to the left, the center of which bears North 79°04'48" East; thence Southeasterly along the arc of said curve 186.74 feet through a central angle of 76°58'04"; thence South 87°53'17" East 29.20 feet; thence South 49°10'01" West 87.87 feet thence North 89°24'01" West 32.92 feet to a non-tangent point of curvature of a 211.00 foot radius curve to the right, the center of which bears North 20°55'17" East; thence Northwesterly along the arc of said curve 214.18 feet through a central angle of 58°09'31"; thence North 10°55'12" West 100.00 feet to a point of curvature of a 139.00 foot radius curve to the left, the center of which bears South 79°04'48" West; thence Northwesterly along the arc of said curve 63.10 feet through a central angle of 26°00'29"; thence North 36°55'41" West 175.68 feet to a point of curvature of a 15.50 foot radius curve to the left, the center of which bears South 53°04'19" West; thence Northwesterly along the arc of said curve 25.96 feet through a central angle of 95°58'22"; thence North 39°25'41" West 72.09 feet to a non-tangent point of curvature of a 211.00 foot radius curve to the right, the center of which bears South 41°42'54" East; thence Northeasterly along the arc of said curve 8.42 feet through a central angle of 02°17'13"; thence North 50°34'19" East 120.00 feet to a point of curvature of a 164.00 foot radius curve to the left, the center of which bears North 39°25'41" West; thence Northeasterly along the arc of said curve 105.12 feet through a central angle of 36°43'30" to said Southerly Right of Way Line; thence North 87°12'07" East along said Southerly Right of Way Line 74.15 feet to the point of beginning.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), June 20, 2024.

Stephen Hillenmeyer

Ami Hillenmeyer

State of _____ County of _____)ss:

On this date, _____, 2024, personally appeared before me Stephen Hillenmeyer, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.

Notary Public

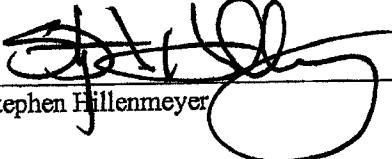
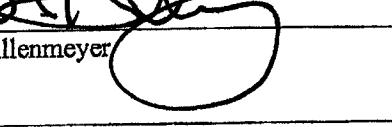
State of Kentucky County of Fayette)ss:

On this date, June 20, 2024, personally appeared before me Ami Hillenmeyer, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.

Allison Dailey KYNP 77327
Notary Public 9/10/2027



WITNESS, the hand(s) of said grantor(s), June 20, 2024.


x 

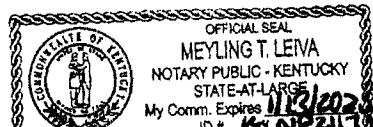
Stephen Hillenmeyer

Ami Hillenmeyer

State of Kentucky County of Fayette)ss:

On this date, 28, 2024, personally appeared before me Stephen Hillenmeyer, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.

Meyling Leiva
Notary Public



State of _____ County of _____)ss:

On this date, _____, 2024, personally appeared before me Ami Hillenmeyer, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.

Notary Public