



ENT55817:2017 PG 1 of 2
Jeffery Smith
Utah County Recorder
2017 Jun 09 12:57 PM FEE 12.00 BY MG
RECORDED FOR Old Republic Title (Orem)
ELECTRONICALLY RECORDED

RESPA

WHEN RECORDED MAIL TO:
Mountainville Academy
195 S Main Street
Alpine, Utah 84004
File Number: 1723562SM

WARRANTY DEED

Kent W. Hanson and Bonna B. Hanson, or their Successor, as Trustee Under Agreement with The Hanson Family Trust dated the 24th day of May, 2016

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Mountainville Academy,

GRANTEE

the following tract of land in Utah, County, State of UTAH, to-wit

Encroachment Area

Beginning at a point being North 367.47 feet and West 641.09 feet from the Northeast Corner of Section 25, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said point of beginning also being East 16.18 feet and South 263.85 feet from the Northwest Corner of Block 1, Plat A, Alpine City Survey, and running;

thence South 0°20'09" West 193.93 feet along an existing wall;
thence South 87°20'49" East 71.49 feet along an existing wall;
thence South 10°47'06" West 3.00 feet to the north line Lot 1, Plat "A", Dry Creek Square

Second Amended;

thence North 86°47'40" West 67.44 feet along the north line of said Lot 1;
thence North 79°11'00" West 18.90 feet along the north line to the east line of said Lot 1;
thence North 192.70 feet along the east line to the Northeast Corner of said Lot 1;
thence North 89°24'40" East 16.18 feet to the point of beginning.

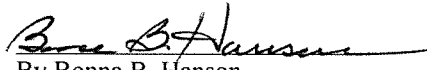
TAX ID NUMBER FOR PROPERTY: 02-001-0003

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2017 and thereafter.

WITNESS the hand of Grantor, this 9th day of June, 2017.

The Hanson Family Trust dated the 24th day of May, 2016

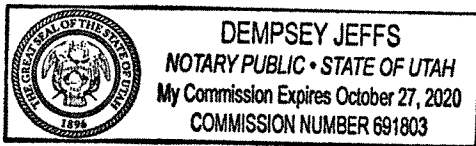

By Kent W. Hanson
Its Trustee

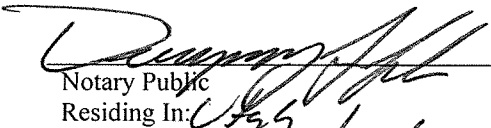

By Bonna B. Hanson
Its Trustee

STATE OF UTAH

COUNTY OF UTAH

On this 9th day of June, 2017, personally before me appeared Kent W. Hanson and Bonna B. Hanson, who proven on the basis of satisfactory evidence is the trustee(s) of The Hanson Family Trust dated the 24th day of May, 2016, and that said document was signed by him/her on behalf of said trust by authority of the trust governing documents, and acknowledged to me that said trust executed the same.




Notary Public

Residing In: *Utah*

Commission Expires: *10/27/20*