

MAIL TAX NOTICES TO GRANTEE AT:
151 NORTH 200 EAST
LINDON, UT 84042

ENT 70828:2023 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Oct 27 02:33 PM FEE 40.00 BY AR
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED



Property Reference Information:
Tax Parcel No(s): 14-070-0058
Property Address(es) (if any):
151 NORTH 200 EAST, LINDON, UT 84042

WARRANTY DEED

Guillermo Ramon Bustamante ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

Westlee Tonga ("Grantee")

in fee simple the following described real property located in **UTAH** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

See Attached Exhibit "A"

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2023** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

Information for reference purposes:

GT Title File No.: **P54793B**

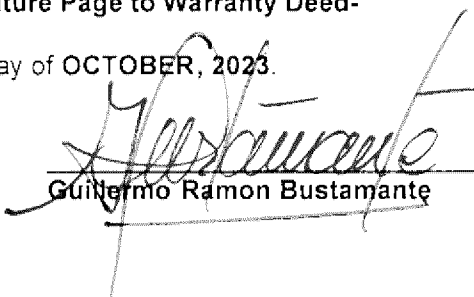
Tax Parcel No(s): **14-070-0058**

Property Address(es) (if any):

151 NORTH 200 EAST, LINDON, UT 84042

-Signature Page to Warranty Deed-

Witness the hand of Grantor this 27 day of **OCTOBER, 2023**.




Guillermo Ramon Bustamante

STATE OF UTAH)

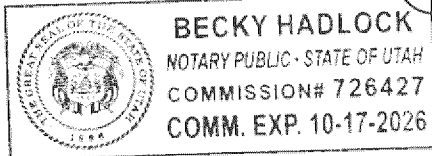
COUNTY OF Utah)

) ss.

On this 27 day of **October, 2023**, personally appeared before me **Guillermo Ramon Bustamante**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he/she executed this instrument. Witness my hand and official seal.



NOTARY PUBLIC



Information for Reference Purposes:

File No.: **P54793B**

Tax Parcel No(s): **14-070-0058**

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EXHIBIT "A"
Legal Description

LAND LOCATED IN UTAH COUNTY, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED SOUTH 37.96 FEET AND EAST 960.99 FEET FROM THE WEST ONE QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE THE FOLLOWING BEARINGS AND DISTANCES ALONG FENCE LINES; THENCE SOUTH 89°09'44" EAST 208.35 FEET; THENCE SOUTH 01°41'39" WEST 65.60 FEET; THENCE WEST 170.733 FEET; THENCE SOUTH 123.956 FEET; THENCE NORTH 88°50'48" WEST 111.56 FEET; THENCE NORTH 01°09'51" EAST 191.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO, AND LESS AND EXCEPTING ANY LAND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED JANUARY 19, 1990 AS ENTRY NO. 1886-1990 OF OFFICIAL RECORDS.