

WHEN RECORDED RETURN TO:

Anthony Rexasun
Angelika Moore
1852 South Centennial Blvd
Saratoga Springs, UT 84045

Sidwell # 52-836-0028 and 59-001-0103

WARRANTY DEED
(Individual Form)

Ryan Wagner and Charlene Holmes, as joint tenants

GRANTOR, hereby CONVEY(S) AND WARRANT(S) to

Anthony Rexasun and Angelika Moore, a married couple, as their joint property

GRANTEE,

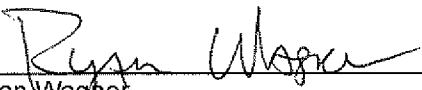
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Utah County, State of Utah described as follows:

See "Exhibit A" attached hereto

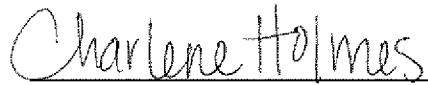
also known by street and number as 1852 South Centennial Boulevard, Saratoga Springs, UT 84045

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

WITNESS, the hand of said grantor this 11th day of January, 2021.



Ryan Wagner



Charlene Holmes

State of Utah
County of Salt Lake

On this 11 day of January, 2021, personally appeared before me, the undersigned Notary Public, personally appeared Ryan Wagner and Charlene Holmes, personally known to me (or proved to me on the basis of satisfactory evidence) to the the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

[Handwritten Signature]

Notary Public
My commission expires: 4/14/23



**EXHIBIT "A"
LEGAL DESCRIPTION**

Parcel 1:

All of Lot 1328, SARATOGA SPRINGS NO. 13, a Planned Unit Development, according to the official plat thereof on file and recorded in the Office of the Utah County Recorder.

TOGETHER WITH a nonexclusive right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Plat and said Declaration of Covenants, Conditions, and Restrictions, which include the rights of ingress and egress over and across the Private Streets located within said project.

Parcel No. 52-836-0028

Parcel 2:

Commencing at a point located South 89°38'49" East 2157.73 feet and South 1495.59 feet from the Northwest corner of Section 1, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North 68°57'29" East 12.76 feet; thence South 33°37'5" East 90.82 feet; thence South 65°03'19" West 21.92 feet; thence North 27°47'37" West 90.76 feet to the point of beginning.

Parcel No. 59-001-0103