

Mail Recorded Deed and Tax Notice To:  
Mountain America Federal Credit Union  
9800 South Monroe Street  
Sandy, UT 84070

ENT 76821:2021 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2021 Apr 23 11:27 AM FEE 40.00 BY IP  
RECORDED FOR Cottonwood Title Insurance Agency, Inc.  
ELECTRONICALLY RECORDED



File No.: 136948-DME

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## WARRANTY DEED

Abcee Properties, L.L.C., who acquired title as Abcee L.C.

**GRANTOR(S)** of Eagle Mountain, State of Utah, hereby Conveys and Warrants to

Mountain America Federal Credit Union, a Utah non-profit corporation

**GRANTEE(S)** of Sandy, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

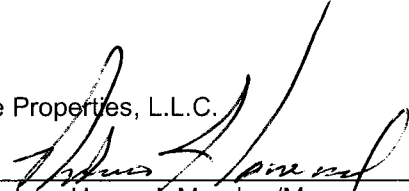
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 59-044-0050 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 22nd day of April, 2021.

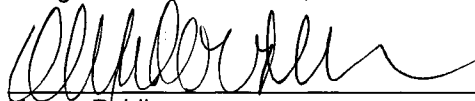
Abcee Properties, L.L.C.

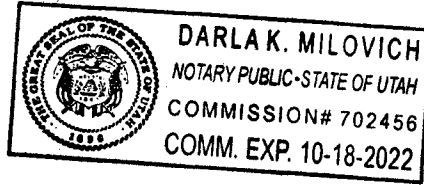
BY:   
Andrew Howard, Member/Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 22nd day of April, 2021, personally appeared before me Andrew Howard, who acknowledged himself to be the Member/Manager of Abcee Properties, L.L.C., and that he, as such Member/Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

Commencing South 89°32'35" East along the section line 1725.94 feet and North 982.32 feet from the Southwest section corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, to the beginning of a curve concave to the Northeast having a radius of 20.00 feet; thence Northwesterly along said curve 31.58 feet through a central angle of 90°27'35" (chord bearing and distance of said curve being North 19°23'33" West 28.40 feet); thence North 25°50'15" East 90.11 feet to the beginning of a tangent curve concave to the Southeast having a radius of 119.69 feet; thence Northeasterly along said curve 185.84 feet through a central angle of 88°57'51" (chord bearing and distance of said curve being North 70°18'41" East 167.72 feet) to the beginning of a reverse curve concave to the Northeast having a radius of 9725.00 feet; thence Southeasterly along said curve 83.78 feet through a central angle of 00°29'37" (chord bearing and distance of said curve being South 65°27'11" East 83.74 feet); thence South 24°18'00" West 228.50 feet to the beginning of a non-tangent curve concave to the Northeast having a radius of 9953.50 feet, a radial line bears North 24°18'00" East; thence Northwesterly along said curve 187.23 feet through a central angle of 01°04'40" (chord bearing and distance of said curve being North 65°09'40" West 187.23 feet) to the point of beginning.