

Recording Requested by:
First American Title Company, LLC
346 West Center Street
Orem, UT 84057
(801)762-0011

ENT 77556:2012 PG 1 of 3
Jeffery Smith
Utah County Recorder
2012 Sep 11 12:50 PM FEE 17.00 BY SS
RECORDED FOR First American - Orem Center
ELECTRONICALLY RECORDED

AFTER RECORDING RETURN TO:
JSH Covey Trust
2460 North Canyon Road
Provo, UT 84604

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **395-5482377 (CW)**
A.P.N.: **20-051-0035**

Stephen M. Covey and Jerolyn S. Covey, Grantor, of **Provo, Utah** County, State of **UT**, hereby CONVEY AND WARRANT to

Jerolyn S.H. Covey and Stephen M.R. Covey, Trustees (or their Successors in Trust) JSH Covey Trust U/A/D January 3, 1996, as amended December 19, 1996, to be held for the exclusive benefit of Jerolyn S.H. Covey, and as her "Separate Property" thereunder, Grantee, of Provo, Utah County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

PARCEL 1:

COMMENCING 3.50 CHAINS EAST AND SOUTH 5.80 CHAINS AND 646.16 FEET SOUTH 89°15' EAST AND SOUTH 7.60 CHAINS OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 9.83 CHAINS; THENCE NORTH 285.84 FEET; THENCE NORTH 73°13' EAST 65.81 FEET; THENCE NORTH 83°45' EAST 252.19 FEET; THENCE SOUTH 10 FEET; THENCE SOUTH 89°15' EAST 332.44 FEET; THENCE SOUTH 326.6 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS THAT PORTION LYING WITHIN THE BOUNDS OF PROVO CANYON ROAD.

LESS THAT PORTION OWNED BY ROBERT W. MITCHELL AND NORMA H. MITCHELL, TRUSTEES OF THE ROBERT W. MITCHELL TRUST, U/A/D THE 17TH OF JUNE 2005 AS DESCRIBED IN DEED RECORDED AS ENTRY NO. 65217:2005.

LESS ANY PORTION OF THE LAND AS DESCRIBED IN THE DEED TO THE BOARD OF EDUCATION OF PROVO CITY, A BODY CORPORATE AS DESCRIBED IN WARRANTY DEED, AS ENTRY NO. 8690:1961

SUBJECT TO A 16.00 FOOT ACCESS EASEMENT 8.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT A POINT LOCATED SOUTH 0°43'59" EAST ALONG THE SECTION LINE 620.47 FEET AND EAST 250.07 FEET FROM THE WEST ONE QUARTER CORNER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 67°55'37" EAST 29.63 FEET; THENCE SOUTH 43°46'11" EAST 50.50 FEET; THENCE SOUTH 29°26'18" EAST 89.67 FEET; THENCE SOUTH 62°52'04" EAST 50.36 FEET; THENCE SOUTH 35°12'09" EAST 97.63 FEET; THENCE SOUTH 50°37'04" EAST 42.88 FEET; THENCE SOUTH 89°49'55" EAST 91.80 FEET SAID POINT ALSO BEING LOCATED SOUTH 0°43'59" EAST ALONG THE SECTION LINE 854.13 FEET AND EAST 580.22 FEET FROM SAID SECTION CORNER.

PARCEL 2:

COMMENCING SOUTH 581.94 FEET AND EAST 258.12 FEET FROM WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 81°59'18" EAST 325.78 FEET; THENCE SOUTH 34°27'1" EAST 10.89 FEET; THENCE SOUTH 87°29'38" EAST 8.79 FEET; THENCE SOUTH 87°29'38" EAST 69.37 FEET; THENCE NORTH 89°20'4" EAST 163.88 FEET; THENCE NORTH 89°20'4" EAST 1.48 FEET; THENCE NORTH 89°20'4" EAST 13.55 FEET; THENCE NORTH 89°20'4" EAST 4.75 FEET; THENCE NORTH 89°20'4" EAST 0.08 FEET; THENCE NORTH 87°26'44" EAST 57.72 FEET; THENCE SOUTH 0°41'54" EAST 0.08 FEET; THENCE NORTH 87°31'29" EAST 2.35 FEET; THENCE SOUTH 1°34'0" EAST 327.84 FEET; THENCE SOUTH 89°54'33" WEST 43.24 FEET; THENCE NORTH 297.08 FEET; THENCE NORTH 89°15'0" WEST 332.44 FEET; THENCE NORTH 10 FEET; THENCE SOUTH 83°45'0" WEST 252.19 FEET; THENCE SOUTH 73°13'0" WEST 34.47 FEET; THENCE NORTH 0°46'3" WEST 16.03 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND LESS AND EXCEPTION THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED JANUARY 16, 2001 AS ENTRY NO. 3508:2001 AND CORRECTED BOUNDARY LINE AGREEMENT RECORDED MARCH 29, 2001 AS ENTRY NO. 28805:2001, OF OFFICIAL RECORDS.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2011** and thereafter.

Jerolyn S. Covey

COUNTY OF

Notary Public

(Printed Name)

My Commission expires: 10-09-2013

