

Recording requested by:  
Rudd & Hawkes Title Insurance Agency LLC

Mail Tax Notice To:  
709 W 300 N LLC  
489 S. 940 W.  
Orem, UT 84058

Parcel ID: 13-020-0048

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## Warranty Deed

Jason Turner

Grantor

Herby CONVEYS and WARRANTS to

709 W 300 N LLC, a Utah Limited Liability Company

Grantee

for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Utah County, State of Utah, to-wit:

A parcel of land located in the Northwest Quarter of Section 17, Township 5 South, Range I East, Salt Lake Base and Meridian, said parcel being part of an entire tract, and being more particularly described as follows: Beginning at a point on the Grantors' Northerly deed line, said point also being on a fence line, said fence line being a Boundary Line Agreement recorded on February 28, 2006, as Entry No. 23621 :2006, on file in the Utah County Recorder's Office, said point lies 897.88 feet South 89°42'39" West along the section line and 226.47 feet South from the North Quarter Comer of Section 17, Township 5 South, Range I East, Salt Lake Base and Meridian, and running thence West 81.01 feet along the Grantors' Northerly deed line to a point on the Grantors' Westerly deed line; thence South 00°53'28" West 106.91 feet to a point on a wire fence line; thence South 89°59' 13" East 81.90 feet along said wire fence line to a point on a wire fence line, said fence line being on the aforementioned Boundary Line Agreement; thence along said fence line and Boundary Line Agreement North 00°24'48" East 106.92 feet to the point of beginning. Basis of bearing: Utah State Plane Coordinate System - Central Zone: South 89°42'39" West from the North Quarter Comer of Section 17 to the Northwest Comer of Section 17.

Tax Serial No: 13-020-0048

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

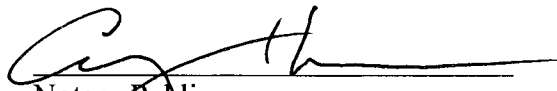
WITNESS the hand of said grantor, this 11 of July, 2022.

  
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Jason Turner

STATE OF UTAH  
COUNTY OF UTAH

On this 11 day of July, 2022, before me Gregory G. Hansen, a notary public, personally appeared Jason Turner, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

  
\_\_\_\_\_  
Notary Public

