

ENT 85117:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 03 04:27 PM FEE 40.00 BY LM
RECORDED FOR First American - American F
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Company
315 South 500 East, Suite 101
American Fork, UT 84003
(801)763-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
John Hancock Charter School Foundation,
a Utah non-profit corporation
125 N 100 E
Pleasant Grove, UT 84062

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

WARRANTY DEED

Escrow No. **321-6329151 (TF)**
A.P.N.: **59-019-0015**

Weston Glade Berry and Zane R. Berry and Steven Glade Berry, Grantor, of **Eagle Mountain, Utah** County, State of **Utah**, hereby CONVEY AND WARRANT to

John Hancock Charter School Foundation, a Utah non-profit corporation, Grantee, of **Eagle Mountain, 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**:

Commencing South 1.35 feet and East 946.75 feet from the North Quarter Corner of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°55'14" East 370.64 feet; thence South 00°05'25" West 827.87 feet; thence North 89°56'03" West 398.07 feet; thence North 01°59'17" East 828.43 feet to the point of beginning.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this 12-3-2024.

Weston Glade Berry

Steven Glade Berry

Zane R. Berry

STATE OF Utah)
County of Utah)ss.

On 12-3-2024, before me, the undersigned Notary Public, personally appeared **Weston Glade Berry and Zane R. Berry and Steven Glade Berry**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires:

9-17-2026

Notary Public

