



ENT 85131:2016 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Sep 01 1:03 pm FEE 13.00 BY MG
RECORDED FOR DARRELL L SMITH

Recording Requested by:
Verl LeRoy Smith and Gwen R. Smith

AFTER RECORDING RETURN TO:
Darrell LeRoy Smith and Janet M. Smith
11966 South Highline Canal Road
Payson, UT 84651-4617

SPECIAL WARRANTY DEED

A.P.N.: **30-009-0024**

Verl LeRoy Smith and Gwen R. Smith, Grantor, of **Highland, Utah** County, State of **UT**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Darrell LeRoy Smith and Janet M. Smith, husband and wife as joint tenants, Grantee, of **Payson, 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 AT A POINT LOCATED NORTH 0°58'33" WEST ALONG THE SECTION LINE 980.26 FEET AND WEST 166.47 FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°33'57" WEST 342.74 FEET; THENCE NORTH 0°02'54" EAST 635.48 FEET; THENCE SOUTH 89°34'05" EAST ALONG A FENCE LINE 342.74 FEET; THENCE SOUTH 0°02'54" WEST ALONG A FENCE LINE 635.49 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

TOGETHER WITH A ROAD RIGHT OF WAY TO BE USED IN COMMON WITH OTHERS FOR INGRESS AND EGRESS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED SOUTH 0°38'33" EAST ALONG THE SECTION LINE 381.86 FEET AND EAST 434.91 FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 42°20'38" WEST 42.60 FEET; THENCE NORTH 10°41'24" WEST 57.58 FEET; THENCE NORTH 1°09'02" EAST 758.99 FEET; THENCE NORTH 45°07'34" WEST 588.90 FEET; THENCE NORTH 68°56'19" WEST 193.57 FEET; THENCE NORTH 89°33'57" WEST 648.92 FEET; THENCE NORTH 89°41'42" WEST 410.25 FEET; THENCE NORTH 0°02'54" EAST 30.00 FEET; THENCE SOUTH 89°41'42" EAST 343.40 FEET; THENCE NORTH 0°02'54" EAST 635.36 FEET; THENCE SOUTH 89°56'12" WEST 264.30 FEET; THENCE NORTH 0°03'48" WEST 586.17 FEET; THENCE NORTH 45°00' WEST 64.40 FEET; THENCE NORTH 89°45' WEST 287.28 FEET; THENCE NORTH 0°15' EAST 30.00 FEET; THENCE SOUTH 89°45' EAST 299.63 FEET; THENCE SOUTH 45°00' EAST 89.16 FEET; THENCE SOUTH 0°03'48" EAST 568.58 FEET; THENCE NORTH 89°56'12" EAST 264.36 FEET; THENCE SOUTH 0°02'54" WEST 665.47 FEET; THENCE SOUTH 89°33'57" EAST 685.48 FEET; THENCE SOUTH 68°56'19" EAST 209.33 FEET; THENCE SOUTH 45°07'34" EAST 611.08 FEET; THENCE SOUTH 1°09'02" WEST 705.30 FEET; THENCE SOUTH 2°09'52" EAST 55.47 FEET; THENCE SOUTH 15°44'23" EAST 113.37 FEET; THENCE NORTH 60°16'27" WEST 28.47 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2016** and thereafter.

Witness, the hand(s) of said Grantor(s), this 17 July 2016.

Verl LeRoy Smith
Verl LeRoy Smith

Gwen R. Smith
Gwen R. Smith

STATE OF UTAH)
)Ss.
COUNTY OF Utah)

On July 17, 2016, personally appeared before me, **Verl LeRoy Smith and Gwen R. Smith**, the signer of the within instrument, who duly acknowledged to me that he/she/they executed the same.

Jana Lane
Notary Public
Jana Lane
(Printed Name)
My Commission expires: January 4, 2020

