

Vanguard Title Insurance Agency, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
Everett Brink
445 East 790 South
Pleasant Grove, UT 84062
File No.: 63692-MB

ENT86347:2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 May 07 10:10 AM FEE 40.00 BY CS
RECORDED FOR Vanguard Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

WARRANTY DEED

GRANTOR(S): **Hunter Heights, LLC, an Arizona limited liability company**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Everett Brink**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County**, State of **UTAH**:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 3rd day of May, 2021.

Hunter Heights, LLC

BY: Grant Stucki, Manager
Grant Stucki, Manager

State of Utah }
 :ss.
County of Utah }

On this 3rd day of May, 2021, personally appeared before me, Grant Stucki, who being sworn, did say that he is the Manager of Hunter Heights, LLC, an Arizona limited liability company, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said Grant Stucki, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Teresa Donaldson
Notary Public

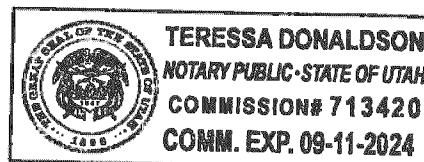


EXHIBIT "A"

Commencing at a point located South 00°22'25" East along the section line 158.38 feet and East 661.29 feet from the West Quarter Corner of Section 28, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 51°48'43" West 51.08 feet; thence North 61°46'23" West along the East boundary line of Silverstone Planned Unit Development, 17.15 feet; thence North 52°11'05" West along the East boundary line of Silverstone Planned Unit Development 16.00 feet; thence North 25°33'01" West along the East boundary line of Silverstone Planned Unit Development 36.81 feet; thence North 32°24'58" West along the East boundary line of Silverstone Planned Unit Development 26.23 feet; thence North 12°02'41" West along the East boundary line of Silverstone Planned Unit Development 15.81 feet; thence North 12°02'05" West 27.54 feet; thence North 74°46'27" East along the Northern boundary the record of survey for Robert D. West by Francis D. Eickbush, dated January 29, 2001, 172.70 feet; thence South 32°59'50" East 146.27 feet; thence South 63°11'22" West along the Southern boundary line record of survey for Robert D. West by Francis D. Eickbush, dated January 29, 2001, 153.26 feet to the point of beginning. Situate in Utah County, State of Utah.

Reserving, exempting and granting to Kenneth Dale West and Dorothy West and their heirs and assigns, a forty foot ingress and egress right of way easement along the West edge of the property; and further reserving, saving and excepting unto grantors and their heirs, assigns and licensees a forty foot ingress, egress and drainage easement along the South edge of the property.

LESS AND EXCEPTING THE FOLLOWING: Commencing at a point located South 00°22'25" East along the section line 47.33 feet and East 561.67 feet from the West Quarter corner of Section 28, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 22°02'41" West along the East boundary line of Silverstone Planned Unit Development 9.13 feet; thence North 12°02'05" West 27.54 feet; thence North 74°46'27" East along the Northern boundary the record of survey for Robert D. West by Francis D. Eickbush, dated January 29, 2001, 172.70 feet; thence South 32°59'50" East 22.49 feet; thence South 69°57'50" West 180.65 feet to the point of beginning.

AND: Commencing at a point located South 00°22'25" East along the Section line 126.10 feet and East 620.05 feet from the West Quarter corner of Section 28, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence North 63°08'13" East 145.42 feet; thence along a curve having a radius of 56.00 feet to the left 25.35 feet, (chord bears North 50°10'05" East 25.14 feet); thence South 32°59'50" East 53.61 feet; thence South 63°11'22" West 153.26 feet; thence North 51°48'43" West 51.08 feet; thence North 61°46'23" West 1.47 feet to the point of beginning.

TOGETHER WITH all rights associated with that certain right of way for a drive way as disclosed in Assignment recorded July 6, 2001, as Entry No. 4560, in Book 2761, at Page 140, Utah County Recorder's Office. Situate in Utah County, State of Utah.

ALSO LESS AND EXCEPTING THEREFROM a portion lying within the bounds of Apple Grove Phase 3, a Planned Unit Development.

Tax Parcel No.: 14-046-0235