



ENT 86817:2013 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Sep 11 1:59 pm FEE 14.00 BY SW
RECORDED FOR BUCKWALTER, STEVEN

When recorded, return to:
Michael J. O'Loughlin
O'Loughlin Law Firm PLLC
170 S. Interstate Plaza Dr., Suite 200
Lehi, UT 84043

Mail tax notice to:
Steven J. Buckwalter, Trustee
Lee Ann Buckwalter, Trustee
Steven and Lee Ann Buckwalter Legacy Trust dated August 19, 2013
7058 North 5750 West, American Fork, UT 84003

QUIT CLAIM DEED

STEVEN JOHN BUCKWALTER and LEEANN J. BUCKWALTER of Utah County, Utah, Grantors, for good and valuable consideration hereby quit claim to Steven J. Buckwalter and Lee Ann Buckwalter, of Utah County, Utah, or the successors in trust, as TRUSTEES of the Steven and Lee Ann Buckwalter Legacy Trust dated August 19, 2013, Grantees, the following real estate and interests in Utah County, Utah to wit:

Tract 1:

Commencing 652.1 feet North and 863.2 feet West of the Southeast corner of Section 23, Township 5 South, Range 1 East of the Salt Lake Base and Meridian; thence South 222.3 feet; thence South 36 deg. 55' East, along the North side of the D. & R.G.W. Railroad right-of-way, 885.9 feet; thence North 922.5 feet, thence North 89 deg. 08' West 532.2 feet to the place of beginning. Area 6.99 acres. Tax Id. No.: 13:050:0084

Tract 2:

Commencing 1125.8 feet North and 882.3 feet West of the East quarter corner of Section 26, Township 5 South, Range 1 East of the Salt Lake Meridian; thence North 89 deg. 36' East 612.0 feet; thence North 0 deg. 27' East 999.1 feet; thence North 36 deg. 55' West, along the South side of the D. and R.G.W. Railroad right- of- way, 1,008.3 feet; thence South 0 deg. 27' West 1809.4 feet to the place of beginning. Area 19.725 acres.

Except:

A PARCEL OF LAND IN FEE FOR THE "FRONTRUNNER SOUTH COMMUTER RAIL", A UTAH TRANSIT AUTHORITY PROJECT, BEING PART OF THE GRANTOR'S PROPERTY DEFINED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED JANUARY 17, 1990, AS ENTRY 1570, SITUATE IN SECTIONS 26, AND 23 TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS; COMMENCING AT A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD AND THE NORTHEAST CORNER OF THE GRANTOR'S PROPERTY, SAID POINT BEING NORTH 00°19'25" WEST 2659.67 FEET ALONG THE SECTION LINE AND NORTH 07°23'42" WEST 2145.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 00°04'20" WEST 57.67 FEET; THENCE NORTH 37°17'38" WEST 1008.30 FEET TO THE EAST RIGHT OF WAY OF 5750 WEST STREET; THENCE NORTH 00°04'22" EAST 57.67 FEET ALONG SAID RIGHT OF WAY TO SAID RAILROAD RIGHT OF WAY; THENCE SOUTH 37°17'38" EAST 1008.30 FEET

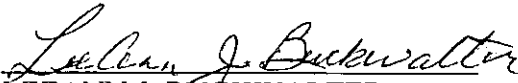
ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. NO ASSOCIATED WATER RIGHTS TRANSFERRED WITH PROPERTY. CONTAINS 35,290 SQ. FT. 0.81 ACRES.

Tax Id. No.: 13:066:0032

(This deed, including the legal descriptions, was prepared by the O'Loughlin Law Firm PLLC based solely on information furnished by the parties or their agents and without title search or examination.)

WITNESS the hand of said Grantors this 11 day of September, 2013.


STEVEN JOHN BUCKWALTER


LEEANN J. BUCKWALTER

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

STEVEN JOHN BUCKWALTER and LEEANN J. BUCKWALTER, known to me (or proved on the basis of sufficient identification) to be the person's whose names appear above, personally appeared before me and acknowledged the foregoing instrument this 11 day of September, 2013.


Notary Public

