

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:  
Home Sweet Home By Mitch LLC  
223 W 520 N  
Orem, UT 84057

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

## WARRANTY DEED

Escrow No. **321-6231959 (JO)**  
A.P.N.: **12-032-0036, 0042, and 0106**

**The Gary and Mary Kay Streadbeck Trust, dated the 1st day of February, 2012, Gary Streadbeck and Mary Kay Streadbeck, Trustees, who also erroneously acquired title as The Gary and Mary Kay Streadbeck Trust, dated the 19th day of May, 2014, Grantor, of Lehi, Utah County, State of UT, hereby CONVEY AND WARRANT to**

**Home Sweet Home By Mitch LLC, a Utah limited liability company, Grantee, of Orem, 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:**

**PROPOSED LOTS 1 THROUGH 11 (INCLUSIVE) OF BECK'S LANDING, A RESIDENTIAL SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS PARCEL 1 AND PARCEL 2 AS FOLLOWS:**

**PARCEL 1:**

**COMMENCING AT THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH, A DISTANCE OF 719.65 FEET; THENCE EAST, A DISTANCE OF 307.28 FEET TO THE POINT OF BEGINNING;**

**RUNNING THENCE NORTH 01°01'28"WEST, A DISTANCE OF 528.17 FEET; THENCE EAST, A DISTANCE OF 1,030.21 FEET; THENCE SOUTH 00°33'53"WEST, A DISTANCE OF 220.18 FEET; THENCE NORTH 89°32'07"WEST, A DISTANCE OF 487.69 FEET; THENCE NORTH, A DISTANCE OF 10.99 FEET; THENCE SOUTH 89°59'56"WEST, A DISTANCE OF 253.35 FEET; THENCE SOUTH 01°01'28"EAST, A DISTANCE OF 90.57 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 54°23'20"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 14.24 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 64.00 FEET AND A CENTRAL ANGLE OF**

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**146°11'54"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 163.30 FEET; THENCE SOUTH 23°59'59" WEST, A DISTANCE OF 112.62 FEET; THENCE SOUTH 89°49'04" WEST, A DISTANCE OF 202.66 FEET TO THE POINT OF BEGINNING.**

**PARCEL 2:**

**COMMENCING AT THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH, A DISTANCE OF 692.38 FEET; THENCE EAST, A DISTANCE OF 307.37 FEET TO THE POINT OF BEGINNING.**

**RUNNING THENCE NORTH 00°10'56" WEST, A DISTANCE OF 27.27 FEET; THENCE NORTH 89°49'04" EAST, A DISTANCE OF 202.66 FEET; THENCE SOUTH 23°59'59" WEST, A DISTANCE OF 29.89 FEET; THENCE SOUTH 89°49'04" WEST, A DISTANCE OF 190.42 FEET TO THE POINT OF BEGINNING.**

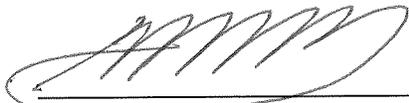
**Less and excepting any portion lying within 2300 West Street.**

**Reserving unto Grantor access to and from 2300 West Street through Parcel 2 above.**

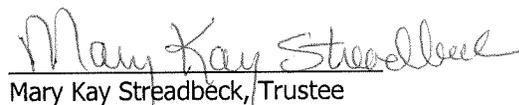
Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2022 and thereafter.

Witness, the hand(s) of said Grantor(s), this **4th day of August, 2022.**

The Gary and Mary Kay Streadbeck Trust, dated the 1st day of February, 2012



Gary Streadbeck, Trustee



Mary Kay Streadbeck, Trustee

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and 0106

Warranty Deed - continued

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STATE OF Utah )  
County of Utah )ss.

On August 4, 2022, before me, the undersigned Notary Public, personally appeared **Gary Streadbeck and Mary Kay Streadbeck, as Trustees of The Gary and Mary Kay Streadbeck Trust, dated the 1st day of February, 2012**, 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: 10-09-25 <sup>25</sup> ~~28~~

Jose Ornelas  
Notary Public

