

WHEN RECORDED, MAIL TO:
REX AND NATALIE NIELSON
417 EAST 2100 NORTH
PROVO, UTAH 84604

ENT91522:2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 Jun 30 02:17 PM FEE 40.00 BY IP
RECORDED FOR Utah First Title Insurance Agency
ELECTRONICALLY RECORDED

Escrow No. 36294

SPECIAL WARRANTY DEED

REX P. NIELSON and NATALIE T. NIELSON, grantor(s)
of PROVO, County of UTAH, State of UTAH, hereby CONVEY(s) and WARRANT(s) against all
claiming by, through or under THEM to

REX PATTON NIELSON AND NATALIE THOMPSON NIELSON, HUSBAND AND WIFE AS
JOINT TENANTS, grantee(s)
of PROVO, County of UTAH, State of UTAH, for the sum of TEN DOLLARS and other good and
valuable consideration, the following described tract of land in UTAH County, State of Utah, to-wit:

PARCEL 1:

All of Lot 3, Plat "A", MOUNT VIEW CIRCLE SUBDIVISION, Provo, according to the
official plat thereof on file in the office of the Recorder of Utah County, Utah.

EXCEPTING THEREFROM the following: Commencing at a point located South
88°58'40" West along the Section line 1375.69 feet and North 352.76 feet from the North
one-quarter corner of Section 31, Township 6 South, Range 3 East, Salt Lake Base and
Meridian; thence North 70°22'47" West along the North edge of a concrete retaining wall
19.62 feet; thence North 00°33'20" West 3.40 feet; thence South 61°39'06" East 31.03 feet
to the point of beginning.

PARCEL 2:

Commencing at a point located South 88°58'40" West along the Section line 1299.36 feet
and North 310.22 feet from the North one-quarter corner of Section 31, Township 6
South, Range 3 East, Salt Lake Base and Meridian; thence North 61°39'06" West 86.72
feet; thence South 70°22'47" East along the North edge of a concrete retaining wall 9.89
feet; thence South 60°32'06" east 76.96 feet to the point of beginning.

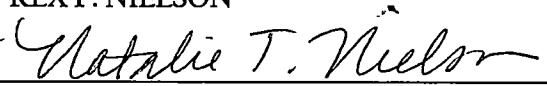
Tax ID# 46-156-0003

SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing
of record or enforceable in law and equity and taxes for the year 2020 and each year thereafter.

WITNESS the hand(s) of said grantor(s), this 25TH day of June, 2020.



REX P. NIELSON



NATALIE T. NIELSON

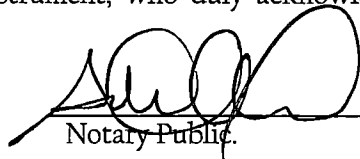
STATE OF UTAH

COUNTY OF UTAH

} ss.

On the 25TH day of June, 2020, personally appeared before me REX P. NIELSON and NATALIE T. NIELSON, the signer(s) of the foregoing instrument, who duly acknowledged to me that THEY executed the same.

My Commission Expires: 4/16/21



Notary Public.

