

Recording Requested by:
First American Title Company, LLC
1755 Prospector Avenue, Suite A-100
Park City, UT 84060
(435)655-6800

AFTER RECORDING RETURN TO:
James A. Roberts, Jr. and Patricia K.
Roberts
4385 Kilby Road
Park City, UT 84098

00937921 B: 2112 P: 0940

Page 1 of 2

Alan Spriggs, Summit County Utah Recorder
01/20/2012 12:07:50 PM Fee \$14.00

By FIRST AMERICAN - PARK CITY

Electronically Recorded

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

WARRANTY DEED

Escrow No. **041-5202399 (KP)**
A.P.N.: **PP-40**

AMT Enterprises, LLC., a Utah corporation, Grantor, of Draper, Salt Lake County, State of UT, hereby CONVEY AND WARRANT to

James A. Roberts Jr. and Patricia K. Roberts, husband and wife as joint tenants, Grantee, of Park City, Summit County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Summit County, State of Utah:**

BEGINNING 2614 FEET SOUTH AND 1751 FEET WEST FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 82° WEST 444.4 FEET; THENCE NORTH 8° WEST 196.2 FEET; THENCE NORTH 82° EAST 444.4 FEET; THENCE SOUTH 8° EAST 196.2 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS AND EGRESS, APPROXIMATELY 1.5 RODS WIDE, WITHIN THE BOUNDS AND ON THE EASTERLY LINE, OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE FRONTAGE ROAD ALONG THE SOUTH BOUNDARY LINE OF INTERSTATE 80 WEST 2186.78 FEET AND SOUTH 2111.35 FEET (2126.735 RECORD) AND NORTH 61°30'00" EAST 204.19 FEET FROM THE NORTHEAST CORNER OF SECTION 10 TOWNSHIP 1 SOUTH RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 61°30'00" EAST 30.03 FEET; THENCE SOUTH 26°00'00" EAST 469.89 FEET; THENCE SOUTH 81°31'00" WEST 209.73 FEET; THENCE NORTH 26°00'00" WEST 197.84 FEET; THENCE NORTH 31°41'18" EAST 201.15 FEET; THENCE NORTH 26°00'00" WEST 100.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE FRONTAGE ROAD ALONG THE SOUTH BOUNDARY LINE OF INTERSTATE 80, WEST 2186.78 FEET AND SOUTH 2111.35 FEET (2126.735 RECORD) AND NORTH 61°30'00" EAST 204.19 FEET FROM THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 61°30'00" EAST 30.03 FEET; THENCE SOUTH 26°00'00" EAST 101.41 FEET; THENCE SOUTH 64°00'00" WEST 30.00 FEET; THENCE NORTH 26°00'00" WEST 100.10 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 **2012** and thereafter.

Witness, the hand(s) of said Grantor(s), this **January 19, 2012**.

AMT Enterprises, LLC., a Utah corporation



By: Andrew C. Madsen, Manager

STATE OF Utah)
County of Salt Lake) ss.

On January 19, 2012, before me, the undersigned Notary Public, personally appeared **Andrew C. Madsen, Manager for AMT Enterprises, LLC.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



My Commission Expires:

Notary-Public

