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Page 1 of 2

Mary Ann Trussell, Summit County Utah Recorder

06/27/2013 03:02:52 PM Fee \$14.00

By US TITLE - PARK CITY

Electronically Recorded

WHEN RECORDED MAIL TO:

Victor Byer
1938 South Hoytsville Road
Wanship, UT. 84017

SU50000GM

WARRANTY DEED (Special)

UTAH WEST RADC, LLC

Grantor,

of LOGAN, County of CACHE, State of UT

hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to

Victor Byer and Lori Byer

Grantee,

of WANSHIP, County of SUMMIT, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in **SUMMIT**, State of UT, to-wit

See Attached Exhibit "A":

SS-69-11

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2013 taxes and thereafter.

The Grantor hereby binds itself to warrant and defend the title as against the acts of Grantor and no other, subject to the matters above set forth.

WITNESS the hand of said grantor, this 26 day of June, 2013


Utah West RADC, LLC

By: **MIKE LEMON**, Manager


STATE OF UTAH)

:ss

COUNTY OF ~~SUMMIT~~)

Cache 27

On the 26 day of June, 2013, personally appeared before me **MIKE LEMON**, who being by me duly sworn did say that he is the Manager of Utah West RADC, LLC, and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and duly acknowledge to me that said Limited Liability Company executed the same.


Notary Public

My Commission Expires: Oct. 7, 2015
Residing at Smithfield, UT

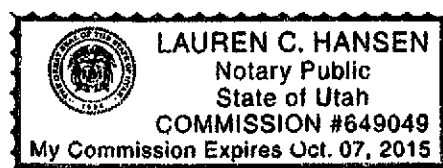


EXHIBIT "A"

Lot 47, more particularly described as follows:

Beginning at point that is due East 8348.378 feet and due South 2708.183 feet from the Northwest corner of Section 18, Township 1 South, Range 5 East, Salt Lake Base and Meridian, Summit County, Utah, (said Northwest Corner bearing North 1°06'56" West from the Southwest corner and being the basis of bearing for this description); thence North 79°26'57" East 778.058 feet; thence South 18° East 1790.433 feet; thence South 58°21'44" West 1007.138 feet; thence South 73°21'40" West 32.029 feet; thence North 18° West 1045.493 feet; thence North 76°41'54" East 247.099 feet; thence North 18° West 1102.591 feet to the point of beginning.

Together with and subject to a 50 foot right of way designated as Rights of Way "E" and "G":

Right of Way "E"

Beginning at a point on the Northerly Right-of-Way line of State Highway No. 196, said point being South 0°06'48" East along the Section line 219.745 feet and North 58°51' East 670.250 feet from the Southwest corner of Section 20, Township 1 South, Range 5 East, Salt Lake Base and Meridian, which corner is North 89°23'18" East (used as the basis of bearing in this description), from the Northwest corner of Section 30, Township 1 South, Range 5 East, Salt Lake Base and Meridian; thence North 31°00' West 566.366 feet; thence North 43°00' West 620.00 feet; thence North 50°30' West 475.00 feet; thence North 86°18'55" West 588.992 feet; thence South 85°30' West 84.652 feet; thence North 3°22'59" East 1016.772 feet; thence North 7°29'45" East 574.913 feet; thence North 17°54'16" East 341.541 feet; thence North 44°12'55" East 258.118 feet; thence North 72°53'50" East 204.002 feet; thence South 84°35'46" East 371.652 feet; thence North 72°08'07" East 635.649 feet; thence North 54°41'42" East 1574.587 feet; thence North 34°50'27" East 621.390 feet; thence North 55°36'04" East 672.625 feet; thence North 73°21'40" East 908.020 feet; thence North 58°21'44" East 1239.163 feet; thence North 42°18'58" East 906.091 feet; thence North 74°30' East 356.746 feet; to its point of intersection with the center line of another 50 foot right of way running North-South.

Right-of-Way "G":

A 50 foot Right-of-Way, 25 feet on each side of its center line described as follows:

Beginning at a point North 89°38'12" East along the section line 1296.507 feet and due North 10,586.737 feet from the Southwest corner of Section 20, Township 1 South, Range 5 East, Salt Lake Base and Meridian, which corner is North 89°23'18" East (used as the basis of bearing in this description) from the Northwest Corner of Section 30, Township 1 South, Range 5 East, Salt Lake Base and Meridian; thence South 6°30' West 403.362 feet; thence South 39°48'20" West 546.717 feet; thence South 15°46'51" East 956.033 feet; thence South 22°33'26" East 703.847 feet; thence South 48°33'22" East 626.997 feet; thence South 80°02'10" East 375.666 feet; thence North 79°26'57" East 3261.593 to a point of intersection with center line of another 50 foot right-of-way running North-South; thence North 63°12'38" East 228.028 feet; thence North 44°42' East 675.296 feet.

Tax ID No.:SS-69-11