



ENT 11595:2011 PG 1 of 2  
Jeffery Smith  
UTAH COUNTY RECORDER  
2011 Feb 07 3:47 pm FEE 13.00 BY SS  
RECORDED FOR SELECT TITLE INSURANCE AGEN  
ELECTRONICALLY RECORDED

File No. 4487-F

Parcel ID# 66:229:0012

## WARRANTY DEED

Timothy M. Farrell and Heidi D. Farrell,

Grantor,

of Alpine, County of Utah, State of UTAH, hereby CONVEY AND WARRANT to

Timothy M. Farrell and Heidi D. Farrell, husband and wife,

Grantee,

of 357 North Main Street, Alpine, Utah, 84004 for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, on the following described tract of land in Utah County, State of Utah:

**Lot 1, Plat "A", SNYDER COURT AMENDED SUBDIVISION, Alpine, Utah, according to the official plat thereof on file in the office of the Utah County Recorder.**

**Less and excepting the following:**

Commencing at a point on the Southwesterly line of Lot 1, Plat "A", Snyder Court Amended Subdivision, which point is located North 1112.736 feet and West 1346.137 feet from the East one-quarter corner of Section 24, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of quarter corner of section 24, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is South 0°03'32" East along the Section Line); thence along the boundary of said Lot 1 the following five courses: 1) North 86°41'22" West 95.414 feet and 2) North 26°37'36" East 7.385 feet and 3) North 13°38'25 East 106.289 feet and 4) South 78°44'19" East 56.986 feet and 5) South 75°54'58" East 28.706 feet; thence South 9°49'38" West 98.738 feet to the point of beginning.

SUBJECT TO easements, restrictions, reservations, and rights of way of record and general property taxes for the year 2011 and thereafter.

TOGETHER WITH all the appurtenances, rights, and privileges thereunto belonging.

WITNESS, the hand of said Grantor, this 2nd day of February, 2011.

A handwritten signature in black ink, appearing to read 'Timothy M. Farrell', written over a horizontal line.

Timothy M. Farrell

A handwritten signature in black ink, appearing to read 'Heidi D. Farrell', written over a horizontal line.

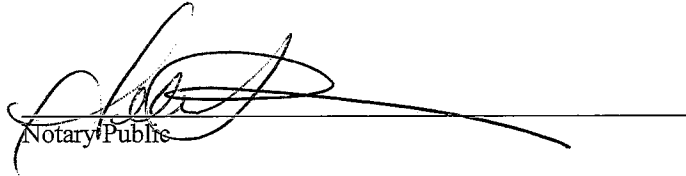
Heidi D. Farrell

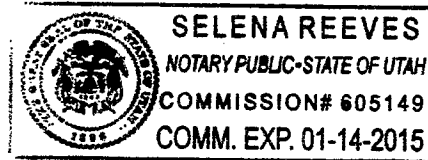
STATE OF UTAH

SS:

COUNTY OF UTAH

On this 2nd day of February, 2011, personally appeared before me Timothy M. Farrell and Heidi D. Farrell, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed on this instrument, and acknowledged that he/she/they executed the same.

  
Notary Public





## Affidavit of Correction (Legal Description)

State of Utah            )  
                                  §  
County of Utah         )

**Melynda Airmet**, being duly sworn, does hereby depose and say:

1. I have personal knowledge of the facts contained in this Affidavit, am over the age of 18 years, and am duly qualified to make the statements contained in this Affidavit.
2. I am a resident of Utah County, State of Utah.
3. I am a licensed escrow officer and an employee of Select Title Insurance Agency, Inc., and am duly authorized to execute this Affidavit.
4. This Affidavit is executed pursuant to Utah Code Ann. § 57-3-106 (9), which authorizes the execution of an affidavit to correct clerical mistakes in recorded documents.
5. Select Title Insurance Agency, Inc. recorded the following documents (hereinafter referred to as The Documents):
  - a. Warranty Deed dated February 2, 2011, by and between Timothy M. Farrell and Heidi D. Farrell, as Grantor, Timothy M. Farrell and Heidi D. Farrell, husband and wife, as Grantee, recorded February 7, 2011 as Entry No. 11595:2011.
  - b. Note Modification Agreement dated January 27, 2011, by and between Utah Community Federal Credit Union and Timothy M. Farrell and Heidi D. Farrell, recorded February 7, 2011 as Entry No. 11956:2011.
  - c. Deed of Trust dated January 31, 2001, by and between Timothy M. Farrell and Heidi D. Farrell, husband and wife and Provident Funding Associates, L.P., as their interest may appear, recorded February 7, 2011 as Entry No. 11597:2011.

- d. Subordination Agreement dated January 26, 2011 by Utah Community Federal Credit Union and Provident Funding Associates, L.P., recorded February 7, 2011 as Entry No. 11598:2011.
- e. Request for Copy of Notice of Default or Notice of Sale dated January 26, 2011 by Utah Community Federal Credit Union, recorded February 7, 2011 as Entry No. 11615:2011

6. The legal description contained in the Documents were:

Lot 1, Plat "A", SNYDER COURT AMENDED SUBDIVISION, Alpine, Utah, according to the official plat thereof on file in the office of the Utah County Recorder.

Less and excepting the following:

Commencing at a point on the Southwesterly line of Lot 1, Plat "A", Snyder Court Amended Subdivision, which point is located North 1112.736 feet and West 1346.137 feet from the East one-quarter corner of Section 24, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of quarter corner of section 24, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is South 0°03'32" East along the Section Line); thence along the boundary of said Lot 1 the following five courses: 1) North 86°41'22" West 95.414 feet and 2) North 26°37'36" East 7.385 feet and 3) North 13°38'25 East 106.289 feet and 4) South 78°44'19" East 56.986 feet and 5) South 75°54'58" East 28.706 feet; thence South 9°49'38" West 98.738 feet to the point of beginning.

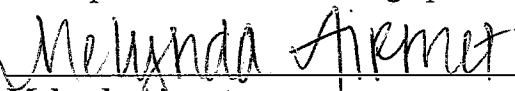
7. The correct legal description which should have been contained in The Documents is:

Lot 1, Plat "A", SNYDER COURT AMENDED SUBDIVISION, Alpine, Utah, according to the official plat thereof on file in the office of the Utah County Recorder.

Less and excepting the following:

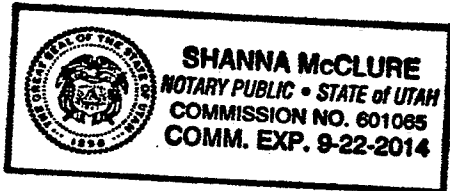
Commencing at a point on the Southwesterly line of Lot 1, Plat "A", Snyder Court Amended Subdivision, which point is located North 112.736 feet and West 1346.137 feet from the East one-quarter corner of Section 24, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of quarter corner of section 24, Township 4 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing is South 0°03'32" East along the Section Line); thence along the boundary of said Lot 1 the following five courses: 1) North 86°41'22" West 95.414 feet and 2) North 26°37'36" East 7.385 feet and 3) North 13°38'25 East 106.289 feet and 4) South 78°44'19" East 56.986 feet and 5) South 75°54'58" East 28.706 feet; thence South 9°49'38" West 98.738 feet to the point of beginning.

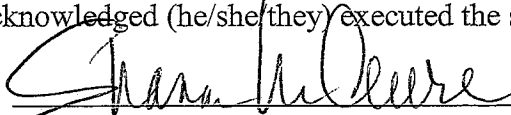
8. Therefore, pursuant to Utah Code Ann. § 57-3-106 (9), The Documents are hereby corrected ab initio, to reflect the legal description contained in Paragraph 7 above.

  
Melynda Airmet

State of Utah       )  
                             §  
County of Utah     )

On this 21<sup>st</sup> day of June, 2011, before me Shanna McClure, a notary public, personally appeared Melynda Airmet, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.



  
\_\_\_\_\_  
Notary Public

When recorded please return to:

Timothy M. and Heidi D. Farrell  
357 North Main Street  
Alpine, Utah 84004



ENT 44036:2011 PG 1 of 2  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2011 Jun 15 12:11 pm FEE 12.00 BY SS  
RECORDED FOR FARRELL, TIM

File No.: 5377750

A.P.N.: 66:229:0007 and a part of  
66:229:0008

Space above for County Recorder's use only

## Warranty Deed

Stephen G. Snyder and Carol R. Snyder, Grantors, of Alpine, County of Utah, State of Utah, hereby CONVEY AND WARRANT to Timothy M. Farrell and Heidi D. Farrell, husband and wife, Grantees, whose address is 357 North Main Street, Alpine, Utah 84004, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the following described real property located in Utah County, Utah, to-wit:

That portion of Lot 1, Plat "A" Snyder Court Amended Subdivision, being more particularly described as follows:

Commencing at a point on the Southwesterly line of Lot 1, Plat "A" Snyder Court Amended Subdivision which point is located North 112.736 feet and West 1346.137 feet from the East one-quarter corner of Section 24, Township 4 South, Range 1 East, Salt Lake Base and Meridian (basis of bearing is South 0°03'32" East along the section line); thence North 86°41'22" West 20.00 feet along boundary of said Lot 1; thence North 9°47'09" East 102.492 feet; thence South 75°54'58" East 20.00 feet along the boundary of said Lot 1; thence South 9°49'38" West 98.738 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 2011 and thereafter.

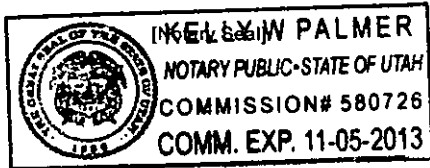
WITNESS the hand of said Grantor, this 31<sup>st</sup> day of May 2011

Stephen G. Snyder  
Stephen G. Snyder

Carol R. Snyder  
Carol R. Snyder

STATE OF UTAH                     )  
                                              ) ss.  
County of Utah                    )

The foregoing instrument was acknowledged before me this 31st day of May 2011,  
by Stephen G. Snyder and Carol R. Snyder.



Kelly W Palmer  
Notary Public