

Mail Tax notice to:
Grantee
3847 East Hollow Crest Drive
Eagle Mountain, Utah 84005
MNT File No.: 44256
Tax ID No.: 66:448:0106

ENT 72764:2015 PG 1 of 1
Jeffery Smith
Utah County Recorder
2015 Aug 11 03:26 PM FEE 10.00 BY CLS
RECORDED FOR Metro National Title
ELECTRONICALLY RECORDED

WARRANTY DEED

Austin J. Smith

GRANTOR of Sandy, State of Utah, hereby CONVEYS and WARRANTS TO:

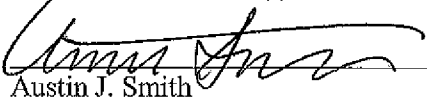
Austin J. Smith and Patricia M. Smith, husband and wife, as joint tenants,

GRANTEE of 11726 South Canberra Drive, Sandy, UT 84094 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Utah County, State of Utah:

Lot 106, Skyline Ridge Subdivision 1C - Plat 1, according to the official plat thereof on file and of record in the office of the Utah County Recorder.


SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this 11th day of August, 2015.


Austin J. Smith

State of Utah, County of Salt Lake)ss:

On this date, August 11, 2015, personally appeared before me Austin J. Smith, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public



COURTESY RECORDING

This Document is being recorded solely as a courtesy and an accommodation to the parties named herein. **METRO NATIONAL TITLE** hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

Mail Tax notice to:
Grantee
3847 East Hollow Crest Drive
Eagle Mountain, Utah 84005
MNT File No.: 44256
Parcel ID No.: 66:448:0106
and Part of 66:459:0060 and 66:459:0068

ENT 72919:2015 PG 1 of 2
Jeffery Smith
Utah County Recorder
2015 Aug 11 04:45 PM FEE 13.00 BY SW
RECORDED FOR Metro National Title
ELECTRONICALLY RECORDED

QUIT CLAIM DEED

Shupe Builders, LLC

GRANTOR of Eagle Mountain, State of Utah, hereby QUITCLAIMS TO:

Austin J. Smith and Patricia M. Smith, husband and wife, as joint tenants,

GRANTEE of , for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Utah County, State of Utah:

SEE EXHIBIT-A. ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), this 11th day of August, 2015.

Shupe Builders, LLC

By: _____
Jared P. Shupe, Manager

State of Utah, County of Salt Lake)ss:

On this date, August 11, 2015, personally appeared before me Jared P. Shupe, who being by me duly sworn did say that he is a Manager of Shupe Builders, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Jared P. Shupe acknowledged to me that said limited liability company executed same.

Notary Public _____



COURTESY RECORDING

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EXHIBIT-A

A PORTION OF LOT 60, SKYLINE RIDGE SUBDIVISION PHASE 1B, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 106, PLAT 1, SKYLINE RIDGE 1C, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER, AND RUNNING THENCE SOUTH 79°00'52" EAST 39.87 FEET TO THE EASTERLY LINE OF SAID LOT 60; THENCE SOUTH 18°21'00" WEST; EAST 12.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 60; THENCE NORTH 61°39'28" WEST 40.15 FEET TO THE POINT OF BEGINNING.

ALSO A PORTION OF LOT 68, SKYLINE RIDGE SUBDIVISION PHASE 1B, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY CORNER OF SAID LOT 68, AND RUNNING THENCE NORTH 18°21'00" EAST ALONG THE WESTERLY LINE OF SAID LOT 68, A DISTANCE OF 12.08 FEET; THENCE SOUTH 39°33'47" EAST 27.01 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 68; THENCE SOUTH 72°30'13" WEST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 2.42 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 68; THENCE NORTH 61°39'28" WEST 21.25 FEET TO THE POINT OF BEGINNING.