

ENTRY NO. 00295016

06/22/2020 05:14:03 PM B: 0598 P: 1070
Warranty Deed PAGE 1 / 2
CRAIG J. SPERRY, JUAB COUNTY RECORDER
FEE \$ 40.00 BY JUAB TITLE & ABSTRACT COMPANY

WARRANTY DEED

C.R. DOORS AND MOULDING, LLC, a Utah limited liability company, Grantor, of Utah, hereby CONVEYS and WARRANTS to 4H'S LAND & LIVESTOCK, LLC, a Utah limited liability company, Grantee, of 777 East 600 South, Heber City, UT 84032 for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Juab County, State of Utah, to-wit:

Parcel No. XB00-1866-12131 (portion): A parcel of land within the Southwest quarter of the Southeast quarter of Section 17, Township 12 South, Range 1 East, Salt Lake Base & Meridian; more particularly described by metes and bounds as follows: Beginning at a point that lies on the West right-of-way line of Old Highway 91, said point is North 00°10'01" West 987.99 feet along the Quarter Section line and East 522.50 feet from the South Quarter corner of said Section 17, Township 12 South, Range 1 East, Salt Lake Base & Meridian, thence West 522.50 feet to the mid-section line; thence North 00°10'01" West 346.29 feet to the Northwest corner of the Southwest quarter of the Southeast quarter of Section 17; thence North 89°39'03" East 479.42 feet along the sixteenth line; thence South 07°11'52" East 351.98 feet along the West right-of-way fence line of Old Highway 91 to the point of beginning.

A thirty foot wide strip of land lying 15 feet on either side of following described centerline, for the purpose of providing access to the parcel described above. Said strip lies within the Southwest quarter of the Southeast quarter of Section 17, Township 12 South, Range 1 East, Salt Lake Base & Meridian; more particularly described by metes and bounds as follows: Parcel No. XB00-1866-12131 (portion): Beginning at a point that lies on the West right-of-way line of Old Highway 91 said point is North 00°10'01" West 853.98 feet along the section line and East 539.04 feet from the South Quarter corner of said Section 17, Township 12 South, Range 1 East, Salt Lake Base & Meridian, thence South 85°37'45" West 106.71 feet, thence North 67°37'27" West 31.38 feet, thence North 130.19 feet to the South line of the parcel described above being the point of terminus.


Grantor hereby reserves any water rights or rights to the use of water whether appurtenant to the land or not in which Grantor may have an interest. Grantor does not intend by this deed to convey any water rights to the use of water and it is Grantor's intent that the conveyance shall not transfer any water rights or rights to the use of water by implication under Utah Code Ann. 73-1-11 or otherwise.

Together with all improvements thereon and anywise appertaining thereto.

Subject to easements, rights, restrictions, rights-of-way, conditions, covenants, reservations, currently of record or enforceable in law or equity and subject to current general property taxes.

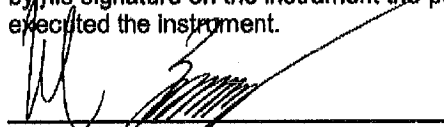
WITNESS THE HAND of said Grantor this 19th day of June, 2020.

C.R. DOORS AND MOULDING, LLC, a Utah
limited liability company



Clint Robertson, Manager

STATE OF UTAH)
 : ss.
COUNTY OF JUAB)

On the 19th of June, 2020, before me, a Notary Public in and for the said state, appeared Clint Robertson, Manager of C.R. DOORS AND MOULDING, LLC, a Utah limited liability company 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 by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Notary Public

 MICHAEL SPERRY
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 706317
COMM. EXP. 05-15-2023



JUAB TITLE & ABSTRACT COMPANY
33 East 200 North, Nephi, UT 84648
(435)623-0387 Order No. 40439