

Exhibit "1"

**Prepared by and When Recorded Mail to:**  
 Hillyard, Anderson & Olsen, P.C.  
 595 South Riverwoods Pkwy STE 100  
 Logan, Utah 84321  
**Mail Tax Notice to:**  
 Teresa Serrano  
 4536 Wandering Vine Trail  
 Round Rock, TX 78665

Ent 1276369 Bk 2226 Pg 0203  
 Date 12-Feb-2021 04:56PM Fee \$40.00  
 Devron Andersen, Rec. - Filed By SA  
 Cache County, UT  
 For HILLYARD, ANDERSON & OLSEN  
 Electronically Submitted by Simplifile

SPECIAL WARRANTY DEED

Teresa Serrano, Trustee of The Rudolfo Serrano Living Trust dated August 24, 2012, Grantor, hereby CONVEYS and WARRANTYS against all claiming by, through, or under the Grantors to the following Grantees in the following undivided interests:

<u>Grantee Name</u>	<u>Fractional Interest</u>
Teresa Serrano	50%
Sarah Kent	12.5%
Madalene Castaneda	12.5%
Gabriel Castaneda	12.5%
Angelica Castaneda	12.5%

for ten dollars and other good and valuable consideration, the following described tract of land situated in Cache County, Utah, to wit:

See attached EXHIBIT "A" Legal Description, attached hereto and made a part hereof.

WITNESS the hand of said Grantor this 19 day of February, 2021.

GRANTOR:

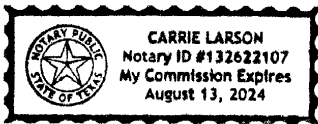
THE RUDOLFO SERRANO LIVING TRUST  
 dated August 24, 2012

Teresa Serrano  
 Teresa Serrano, Trustee

STATE OF TEXAS )  
 )  
 COUNTY OF Williamson :SS

On this 1st day of February, in the year 2021, before me CARRIE LARSON, a notary public, personally appeared Teresa Serrano, as Trustee of The Rudolfo Serrano Living Trust dated August 24, 2012, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged she executed the same.

(Notary Seal)



Carrie Larson  
 Notary Signature

This document has been prepared as an accommodation without the benefit of a title search and its accuracy is not guaranteed.

EXHIBIT "A"  
Legal Description

**Parcel no. 09-021-0037:**

PART OF LOT 1, BLOCK 8, PLAT "A" LEWISTON TOWNSITE SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 11 RODS NORTH OF THE SOUTHEAST CORNER OF SAID BLOCK 8, AND RUNNING THENCE NORTH 5 RODS TO A POINT 4 RODS SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST 10 RODS TO THE WEST LINE OF SAID LOT 1; THENCE SOUTH 5 RODS; THENCE EAST 10 RODS TO THE POINT OF BEGINNING.

**Parcel no. 09-069-0005:**

PART OF THE NW QUARTER OF THE SE QUARTER OF SECTION 29, TOWNSHIP 14 N, RANGE 1 E OF THE SALT LAKE BASE AND MERIDIAN, EXCEPTING THE COUNTY ROAD OVER SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NW QUARTER OF THE SE QUARTER OF SAID SECTION 29, AND RUNNING EASTERLY 570 FT ALONG THE SOUTH LINE OF THE SAID COUNTY ROAD; THENCE SOUTH 1120 FT MORE OR LESS TO THE NORTH BANK OF THE CUB RIVER; THENCE SOUTHWESTERLY ALONG SAID NORTH BANK TO A POINT 300 FT MORE OR LESS EAST OF THE SW CORNER OF THE NW QUARTER OF THE SE QUARTER OF SAID SECTION 29; THENCE WEST 300 FT TO THE SW CORNER OF THE NW QUARTER OF THE SE QUARTER OF SECTION 29; THENCE WEST 300 FT TO THE SW CORNER OF THE NW QUARTER OF THE SE QUARTER OF SAID SECTION 29; AND RUNNING THENCE NORTH ALONG QUARTER SECTION LINE 1280 FT MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH A 16.5-FOOT-WIDE ACCESS EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE RAILROAD SPIKE MONUMENT FOUND AT THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°57'27" EAST 8,457.87 FT TO AN EXISTING STATE RIGHT OF WAY MARKER FOUND ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 142 AT ENGINEERS STATION 140+00; THENCE NORTH 89°37'57" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY 736.08 FT TO AN EXISTING STATE RIGHT OF WAY MARKER; THENCE NORTH 05°08'58" EAST 18.21 FT TO A POINT ON THE SOUTH EDGE OF ASPHALT OF SAID STATE HIGHWAY AND THE TRUE POINT OF BEGINNING; AND RUNNING THENCE NORTH 89°38'26" EAST ALONG SAID ASPHALT EDGE 16.50 FT; THENCE LEAVING SAID ASPHALT LINE SOUTH 00°27'43" WEST 66.27 FT; THENCE SOUTH 45°27'43" WEST 2.79 FT TO A POINT 1.0 FT WEST OF AN EXISTING BUILDING; THENCE SOUTH 01°18'27" EAST PARALLEL TO AND 1.0 FOOT WEST OF SAID BUILDING 50.40 FT; THENCE SOUTH 10°15'45" EAST 67.98 FT; THENCE SOUTH 05°26'10" EAST 35.43 FT; THENCE SOUTH 08°06'54" EAST 43.25 FT; THENCE SOUTH 02°21'14" EAST 41.72 FT; THENCE SOUTH 11°33'45" WEST 55.21 FT; THENCE SOUTH 08°45'21" WEST 78.97 FT TO A POINT 16.5 FT EAST OF THE NORTH END OF AN EXISTING FENCE LINE; THENCE SOUTHERLY 16.5 FT EAST OF AND RUNNING PARALLEL TO SAID FENCE LINE THE FOLLOWING TWO COURSES 1) SOUTH 01°25'36" EAST 36.06 FT; 2) THENCE SOUTH 01°08'29" WEST 128.79 FT; THENCE WEST 16.50 FT TO A POINT IN AN EXISTING FENCE LINE; THENCE NORTHERLY ALONG SAID FENCE LINE THE FOLLOWING TWO COURSES, 1) NORTH 01°01'28" EAST 134.89 FT; 2) THENCE NORTH 01°25'36" WEST 31.01 FT; THENCE NORTH 08°45'21" EAST 80.85 FT; THENCE NORTH 11°33'45" EAST 53.60 FT; THENCE NORTH 02°21'14" WEST 38.88 FT; THENCE NORTH 08°06'54" WEST 42.80 FT; THENCE NORTH 05°51'25" WEST 38.46 FT; THENCE NORTH 10°15'45" WEST 65.22 FT; THENCE NORTH 01°18'27" WEST 58.83 FT; THENCE NORTH 45°27'43" EAST 3.09 FT; THENCE NORTH 00°27'43" EAST 59.19 FT TO THE POINT OF BEGINNING. CONTAINING 10,033 SQUARE FT OR 0.23 ACRES, MORE OR LESS.

GLOBAL SETTLEMENT AGREEMENT – Page 6 of 8

**Parcel nos. 09-072-0002 and 09-069-0007:**

PART OF TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER LYING WEST OF CUB RIVER OF SECTION 32. (PARCEL NO. 09-072-0002)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29. ALSO, BEGINNING 55 RODS SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, THENCE SOUTH 25 RODS; THENCE WEST 60 RODS; THENCE NORTHEASTERLY ALONG THE CUB RIVER TO BEGINNING, COUNTY OF CACHE, STATE OF UTAH. (PARCEL NO. 09-069-0007)

TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS AND EGRESS TO THE PROPERTY DESCRIBED ABOVE OVER THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF THE STATE HIGHWAY, SAID POINT BEING SOUTH 33 FT FROM THE NORTH QUARTER CORNER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH ALONG THE WEST FENCE LINE TO: THE ABOVE DESCRIBED PROPERTY, 600 FT MORE OR LESS TO THE SOUTH SIDE OF A GATE WHICH ENTERS INTO GRANTEE'S PASTURE, THENCE EAST 10 FT; THENCE NORTH PARALLEL TO THE WEST LINE OF THE SAID PROPERTY TO THE SOUTH RIGHT-OF-WAY LINE OF THE STATE HIGHWAY; THENCE WEST 10 FT TO THE PLACE OF BEGINNING; SAID RIGHT-OF-WAY TO BE USED BY THE GRANTEE FOR THE PURPOSE OF INGRESS AND EGRESS TO HIS PASTURE AND TAKING CATTLE TO AND FROM THE PASTURE TO THE STATE ROAD.

THE ABOVE RIGHT-OF-WAY IS SUBJECT TO EXISTING GATES AND FENCES AS LOCATED ON THE SAID PROPERTY.