

E 146789 B 348 P 1255
Date 01-Feb-2019 03:51PM
Fee: \$19.00 ACH
Filed By: JP
BRENDA NELSON, Recorder
MORGAN COUNTY
For: FIRST AMERICAN TITLE-NCS-SLC1
Recorded Electronically by Simplifile

WHEN RECORDED, MAIL TO:

Cheney Law Group
2825 E. Cottonwood Pkwy, Suite 500
Cottonwood Heights, UT 84121
Attn: Brian C. Cheney

Tax ID: 04-236-01, 04-236-02-01, 00-0004-8338, 00-0054-8808

WARRANTY DEED

HNA HOLDINGS, LLC, a Wyoming Limited Liability Company, whose address is Post Office Box 1300, Evanston, Wyoming, 82931-1300, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS to RFM REAL ESTATE, LLC, an Idaho Limited Liability Company**, whose address is 621 Washington Street, Twin Falls, Idaho, 83301-5519, Grantee, the following described real property, situate in Morgan County and State of Utah, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:


See Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.

SUBJECT, HOWEVER, to all easements, rights-of-way, reservations and restrictions, including all minerals and mineral rights of any kind, now of record.

WITNESS my hand this 1st day of February, 2019.

**HNA HOLDINGS, LLC, a Wyoming
Limited Liability Company,**

By: 
GARY NELSON, Managing Member

STATE OF WYOMING)
) ss.
COUNTY OF UINTA)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by
GARY NELSON, Managing Member of HNA HOLDINGS, LLC, a Wyoming Limited Liability
Company this 29th day of January, 2019.

WITNESS my hand and official seal.

Mary Kim Bateman
NOTARY PUBLIC
My Commission Expires: 8/13/22



EXHIBIT A TO WARRANTY DEED

The Land is described as follows: Real property in the County of Morgan, State of UT, described as follows:

PARCEL 1:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN CITY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 36 AS MONUMENTED BY A MORGAN CITY BRASSCAP; THENCE SOUTH 00°10'30" EAST 289.70 FEET; THENCE NORTH 90°00'00" EAST 623.83 FEET TO A REBAR AND CAP, THE TRUE POINT OF BEGINNING; THENCE SOUTH 49°03'35" EAST 227.83 FEET; THENCE SOUTH 40°30'00" WEST 50.0 FEET; THENCE SOUTH 52°27'00" EAST 245.16 FEET TO THE NORTHERLY LINE OF STATE STREET (STATE HIGHWAY NO. 66); THENCE SOUTH 40°30'00" WEST 204.50 FEET ALONG SAID NORTHERLY LINE OF STATE STREET; THENCE NORTH 50°52'06" WEST 286.02 FEET (RECORD 284.02 FEET) TO A FENCE CORNER; SOUTH 39°50'02" WEST (RECORD SOUTH 40°30'00" WEST) 10.0 FEET ALONG A FENCE LINE; THENCE NORTH 50°52'06" WEST 189.52 FEET (RECORD 191.40 FEET); THENCE NORTH 41°04'03" EAST 265.0 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35 CALLED SOUTH 89°51'21" WEST.

PARCEL 2:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S SURVEY, MORGAN CITY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 36 AS MONUMENTED BY A MORGAN CITY BRASSCAP; THENCE SOUTH 00°10'30" EAST 289.70 FEET; THENCE NORTH 90°00'00" EAST 623.83 FEET TO A REBAR AND CAP, THE TRUE POINT OF BEGINNING; THENCE NORTH 41°04'03" EAST 66.30 FEET TO THE SOUTHWESTERLY LINE OF INDUSTRIAL PARK ROAD; THENCE SOUTH 68°42'57" EAST 55.90 FEET ALONG SAID SOUTHWESTERLY LINE; THENCE 12.54 FEET ALONG SAID SOUTHWESTERLY LINE, A CURVE TO THE RIGHT HAVING A RADIUS OF 170.50 FEET AND A CHORD BEARING SOUTH 66°36'34" EAST 12.54 FEET; THENCE SOUTH 64°30'09" EAST 420.67 FEET ALONG SAID SOUTHWESTERLY LINE TO A REBAR AND CAP PLACED ON THE NORTHWESTERLY LINE OF STATE HIGHWAY NO. 66; THENCE SOUTH 40°17'00" WEST 69.22 FEET ALONG SAID NORTHWESTERLY LINE TO A REBAR AND CAP; THENCE NORTH 50°40'32" WEST 145.02 FEET TO A REBAR AND CAP; THENCE SOUTH 40°17'00" WEST 171.69 FEET TO A REBAR AND CAP; THENCE NORTH 52°27'00" WEST 100.0 FEET TO A NAIL AND WASHER; THENCE NORTH 40°30'00" EAST 50.0 FEET TO A REBAR AND CAP; THENCE NORTH 49°03'35" WEST 227.83 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, CALLED SOUTH 89°51'21" WEST.

LESS AND EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE BOUNDARIES OF INDUSTRIAL PARK ROAD AS DEDICATED.

PARCEL 3:

A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, US SURVEY; COMMENCING AT THE NORTHWEST CORNER (BRASS CAP) OF SAID SECTION 36; THENCE SOUTH 0°10'30" EAST ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 537.96 FEET; THENCE EAST A DISTANCE OF 841.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 40°17' EAST A DISTANCE OF 81.70 FEET; THENCE SOUTH 50°40'32" EAST A DISTANCE OF 145.02 FEET (RECORD SOUTH 50°00' EAST 145.00 FEET), TO A POINT IN THE NORTHERLY LINE OF STATE STREET; THENCE SOUTH 40°17' WEST ALONG SAID NORTHERLY LINE OF STATE STREET A DISTANCE OF 77.19 FEET; THENCE NORTH 52°27' WEST A DISTANCE OF 145.16 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 36, CALLED SOUTH 0°10'30" EAST.

PARCEL 4:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF STATE STREET, WHICH POINT BEARS SOUTH 579.92 FEET AND EAST 1002.24 FEET FROM THE NORTHWEST CORNER (STONE IN PLACE) OF THE SAID SECTION 36 AND RUNNING THENCE NORTH 50°00' WEST 145.0 FEET; THENCE NORTH 40°17' EAST 90 FEET; THENCE SOUTH 50°00' EAST 145.0 FEET TO STATE STREET; THENCE ALONG SAID STREET SOUTH 40°17' WEST 90.0 FEET TO THE POINT OF BEGINNING.

Said property is also known by the street address of:
275 East 300 North, Morgan, UT 84050

E 146790 B 348 P 1259
Date: 01-Feb-2019 03:51PM
Fee: \$14.00 ACH
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BRENDA NELSON, Recorder
MORGAN COUNTY
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Cottonwood Heights, UT 84121
Attn: Brian C. Cheney

Tax ID: 04-236-01, 04-236-02-01, 00-0004-8338, 00-0054-8808


QUITCLAIM DEED

HNA HOLDINGS, LLC, a Wyoming Limited Liability Company, whose address is Post Office Box 1300, Evanston, Wyoming, 82931-1300, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, hereby releases and quitclaims to **RFM REAL ESTATE, LLC, an Idaho Limited Liability Company**, whose address is 621 Washington Street, Twin Falls, Idaho, 83301-5519, Grantee, any and all interest of Grantor, if any, in the following described real property, situate in Morgan County and State of Utah:

See Exhibit "A" attached hereto and incorporated herein by this reference.

WITNESS my hand this 1st day of February, 2019.


**HNA HOLDINGS, LLC, a Wyoming
Limited Liability Company,**

By: 
GARY NELSON, Managing Member

STATE OF WYOMING)
) ss.
COUNTY OF UINTA)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by
GARY NELSON, Managing Member of HNA HOLDINGS, LLC, a Wyoming Limited Liability
Company this 1st day of February, 2019.

WITNESS my hand and official seal.



NOTARY PUBLIC
My Commission Expires: 8/13/22

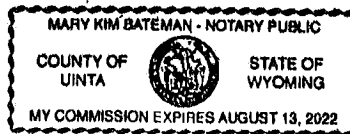


EXHIBIT A TO QUITCLAIM DEED

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN CITY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 36 AS MONUMENTED BY A MORGAN CITY BRASS CAP; THENCE SOUTH 00°10'30" EAST 289.70 FEET; THENCE NORTH 90°00'00" EAST 623.83 FEET TO A REBAR AND CAP, THENCE NORTH 41°04'03" EAST 66.30 FEET TO A REBAR AND CAP, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL PARK ROAD AND THE TRUE POINT OF BEGINNING; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 68°42'57" EAST 55.90 FEET; (2) ALONG THE ARC OF A CURVE TO THE RIGHT 12.54 FEET, HAVING A RADIUS OF 170.50 FEET AND A CENTRAL ANGLE OF 4°12'54", AND WHICH CHORD BEARS SOUTH 66°36'34" EAST 12.54 FEET; (3) SOUTH 64°30'09" EAST 420.67 FEET, MORE OR LESS, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 300 NORTH STREET (STATE STREET); THENCE ALONG SAID LINE SOUTH 40°17'00" WEST 236.40 FEET; THENCE CONTINUING ALONG SAID LINE SOUTH 40°30'00" WEST 204.50 FEET; THENCE NORTH 50°52'06" WEST 284.63 FEET; THENCE SOUTH 40°17'54" WEST 10.00 FEET; THENCE NORTH 50°52'06" WEST 190.83 FEET; THENCE NORTH 48°55'57" WEST 20.61 FEET; THENCE NORTH 38°45'04" EAST 319.50 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INDUSTRIAL PARK ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 68°42'57" EAST 35.63 FEET TO THE POINT OF BEGINNING.