

NT-76311  
Steve Kyriopoulos  
2598 West 5700 South  
Wellsville, UT 84339

## WARRANTY DEED

AirAmerica, LLC

Grantor(s) of Wellsville, County of Cache State of UT,  
hereby **CONVEY AND WARRANT** to

Steve Kyriopoulos

Ent 1142584 Bk 1885 Pg 292  
Date: 26-Feb-2016 03:25 PM Fee \$13.00  
Cache County, UT  
Michael Gleed, Rec. - Filed By SA  
For NORTHERN TITLE COMPANY

Grantee(s) of Wellsville, County of Cache, State of UT for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Cache County, State of UT:

PARCEL 1: (11-087-0008)

A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 11 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH AND FURTHER DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 35, FROM WHICH THE EAST QUARTER CORNER OF SECTION 35 BEARS NORTH 01°35'45" WEST 2598.17 FEET; THENCE NORTH 01°35'45" WEST 1494.43 FEET ALONG THE EAST LINE OF SAID SECTION 35; THENCE SOUTH 88°24'15" WEST 873.99 FEET TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 375041" SET ON THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 89/91, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD COMPANY RIGHT OF WAY, THE TRUE POINT OF BEGINNING; THENCE SOUTH 37°53'23" WEST 289.78 FEET ALONG SAID RIGHT OF WAY LINE TO A FOUND HIGHWAY RIGHT OF WAY MONUMENT; THENCE NORTH 77°17'36" WEST 143.59 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF MAIN STREET (SR 101), ALSO BEING A FENCE LINE TO A POINT ON A FENCE; THENCE NORTH 9°00'09" WEST 50.56 FEET; THENCE NORTH 77°02'29" WEST 307.44 FEET; THENCE SOUTH 90°00'00" WEST 73.72 FEET; THENCE SOUTH 0°00'00" WEST 154.72 FEET; THENCE SOUTH 49°25'46" EAST 198.88 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID MAIN STREET (SR 101); THENCE SOUTH 47°59'27" WEST 637.65 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID MAIN STREET (SR 101) TO A POINT ON THE NORTHEASTERLY BANK OF THE LITTLE BEAR RIVER; THENCE NORTH 41°50'07" WEST 156.75 FEET ALONG SAID NORTHEASTERLY BANK; THENCE NORTH 27°46'07" WEST 146.46 FEET ALONG SAID NORTHEASTERLY BANK; THENCE NORTH 49°06'35" WEST 89.25 FEET ALONG SAID NORTHEASTERLY BANK TO A POINT 1050.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 35; THENCE SOUTH 88°17'05" WEST 33.24 FEET ALONG A LINE 1050.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF SECTION 35 TO THE CENTERLINE OF SAID LITTLE BEAR RIVER; THENCE NORTH 49°06'35" WEST 41.42 FEET ALONG SAID CENTERLINE; THENCE NORTH 34°55'02" WEST 195.39 FEET ALONG SAID CENTERLINE; THENCE NORTH 50°32'12" WEST 130.61 FEET ALONG SAID CENTERLINE; THENCE NORTH 71°39'42" WEST 131.54 FEET ALONG SAID CENTERLINE; THENCE NORTH 61°22'38" WEST 96.85 FEET ALONG SAID CENTERLINE TO A POINT NORTH OF THE SOUTH QUARTER CORNER OF SECTION 35 AND BEING AT THE EXTENSION OF THE WEST LINE OF PARCEL NUMBER 11-089-0001 AS SHOWN ON RECORD SURVEY NUMBER 2010-0048 IN THE OFFICIAL RECORDS OF CACHE COUNTY; THENCE NORTH 00°00'53" EAST 210.28 FEET TO A 5/8" REBAR WITH CAP SET ON SAID SOUTH RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD; THENCE SOUTH 89°17'26" EAST 978.14 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP; THENCE NORTH 02°50'51" WEST 25.05 FEET ALONG SAID RIGHT OF WAY LINE TO 5/8" REBAR WITH CAP; THENCE SOUTH 89°17'26" EAST 476.26 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP; THENCE SOUTH 00°42'34" WEST 86.50 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP; THENCE SOUTH 89°17'26" EAST 297.35 FEET ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING.

SUBJECT TO A 25.00 [FOOT] WIDE SEWER LINE TO WELLSVILLE CITY AS DESCRIBED UNDER ENTRY NUMBER 718704 IN THE OFFICIAL RECORDS OF CACHE COUNTY.

PARCEL 2: (11-089-0009)

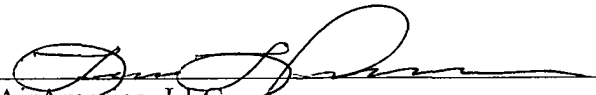
A PARCEL OF LAND LOCATED IN SECTION 35, TOWNSHIP 11 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, UTAH, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 35, FROM WHICH THE EAST QUARTER CORNER OF SECTION 35 BEARS NORTH 01°35'45" WEST 2598.17 FEET; THENCE NORTH 01°35'45" WEST 1494.43 FEET ALONG THE EAST LINE OF SAID SECTION 35; THENCE SOUTH 88°24'15" WEST 873.99 FEET TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 375041" SET ON THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY 89/91, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD COMPANY RIGHT OF WAY; THENCE SOUTH 37°53'23" WEST 289.78 FEET ALONG SAID RIGHT OF WAY LINE TO A FOUND HIGHWAY RIGHT OF WAY MONUMENT; THENCE NORTH 77°17'36" WEST 143.59 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF MAIN STREET (SR 101), ALSO BEING A FENCE LINE TO A POINT ON A FENCE TO THE TRUE POINT OF BEGINNING; THENCE NORTH 77°17'36" WEST 38.34 FEET TO A 5/8" REBAR WITH CAP; THENCE SOUTH 47°59'27" WEST 259.44 FEET ALONG A FENCE LINE; THENCE NORTH 49°25'46" WEST 198.88 FEET; THENCE NORTH 0°00'00" EAST 154.72 FEET; THENCE NORTH 90°00'00" EAST 73.72 FEET; THENCE SOUTH 77°02'29" EAST 307.44 FEET; THENCE SOUTH 9°00'09" EAST 50.56 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO A 25.00 [FOOT] WIDE SEWER LINE TO WELLSVILLE CITY AS DESCRIBED UNDER ENTRY NUMBER 718704 IN THE OFFICIAL RECORDS OF CACHE COUNTY.

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

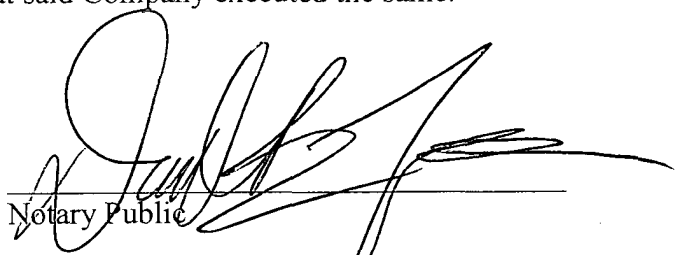
Witness, the hand(s) of said Grantor(s), this February 18, 2016.

  
AirAmerica, LLC  
By: Lewis L. Painter  
Its: Governing Person

State of UT )  
County of Cache )

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On February 18, 2016, personally appeared before me Lewis L. Painter who, being by me duly sworn, did say that HE is the Governing Person of AirAmerica, LLC and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.

  
Notary Public

