

Ent 1228388 Bk 2097 Pg 1441  
Date: 27-Sep-2019 02:21 PM Fee \$40.00  
Cache County, UT  
Michael Gleed, Rec. - Filed By KW  
For FULLER & FULLER

When Recorded mail to:  
STEVEN R. FULLER  
P.O. BOX 191  
PRESTON, IDAHO 83263

## WARRANTY DEED

### FOR VALUE RECEIVED

**LANIS DUKE**, a single woman, Grantor, does hereby grant, bargain, sell and convey unto

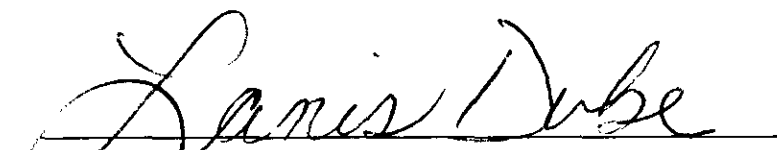
**DUKE PROPERTY HOLDINGS, L.L.C.**, an Idaho Limited Liability Company, whose current address is: PO BOX 41, Franklin, ID 83237 the Grantee, the following described premises in Cache County, Utah, to wit:

### SEE ATTACHED EXHIBIT "A"

SUBJECT TO all easements, rights of way, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that the Grantors are the owners in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantors will warrant and defend the same from all claims whatsoever.

DATED: September 24, 2019.

  
LANIS DUKE

STATE OF IDAHO                    )  
  )  
County of Franklin                )

On this 24 day of September, 2019, before me, the undersigned a Notary Public in and for said State, personally appeared **LANIS DUKE**, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that she executed the same.

STEVEN R. FULLER  
COMMISSION NO. 7680  
NOTARY PUBLIC  
STATE OF IDAHO  
MY COMMISSION EXPIRES 9-17-24

  
NOTARY PUBLIC for State of Idaho

## EXHIBIT "A"

### Real Property in Cache County, Utah:

Ent 1228388 Bk 2097 Pg 1443

Beginning at a point on the West line of Main Street in Logan, Utah, 11 rods 50 feet South of a point in the West line of Main Street 40 rods West, more or less, from the Northeast corner of the Southeast quarter of Section 4, Township 11 North, Range 1 East of the Salt Lake Base and Meridian; thence West 107 feet; thence South 60 feet; thence East 107 feet; more or less to the West line of Main Street; thence North 60 feet to the place of beginning.

Also beginning in the West line of Main Street in Logan City at a point which lies by record approximately 40 rods West and 17 rods and 11 feet South from the Northeast corner of the Southeast quarter of said Section 4; thence South 2.64 feet; thence Westerly 68.91 feet along the arc of a 125 foot radius curve to the left (NOTE: the long chord of said 68.91 foot arc bears South 65°03'35" West for 68.04 feet); thence South 49°16' West 7.46 feet; thence Southwesterly 45.18 feet along the arc of a 100 foot radius curve to the right (NOTE: The long chord of said 45.18 foot arc bears South 62°12'35" West for 44.80 feet); thence North 54.85 feet (39 feet by record); thence North 88°48'17" East (East by record) 107 feet to the point of beginning.

Tax ID: 02-061-0015