

141632CA
MAIL TAX NOTICE TO:
Richard Chilcoat
90 Sherwood Drive
Providence, UT 84332

Ent 1288706 Bk 2258 Pg 0833
Date 02-Jun-2021 02:13PM Fee \$40.00
Devron Andersen, Rec. - Filed By CC
Cache County, UT
For PINNACLE TITLE
Electronically Submitted by Simplifile

PINNACLE TITLE



RESPA
WARRANTY DEED
TRUST FORM

Edward M. Banda and Laura M. Banda, Trustees of the BANDA TRUST, dated March 21, 2017, as community property

GRANTOR(S)

HEREBY GRANT, CONVEY AND FOREVER WARRANT TO

Richard A Chilcoat, a married man as his sole and separate property

GRANTEE(S)

OF Providence, 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 UTAH:

03-127-0884, 02-155-0033, 03-127-0885

See Attached Exhibit "A"

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 21 DAY OF May, 2021.

Banda Trust dated March 21, 2017

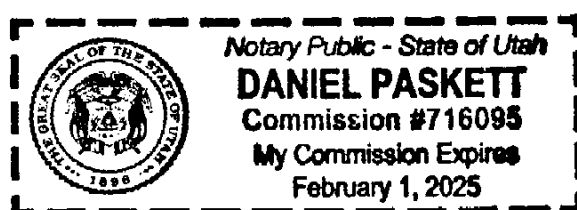
SIGNED IN THE PRESENCE OF

By: Edward M. Banda, Trustee

By: Laura M. Banda, Trustee

STATE OF UT)
)SS
COUNTY OF CACHE)

ON THE 21 DAY OF May, 2021, PERSONALLY APPEARED BEFORE ME **Edward M. Banda and Laura M. Banda, Trustees of the BANDA TRUST, dated March 21, 2017**, THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME PURSUANT TO AND IN ACCORDANCE WITH THE POWERS VESTED IN THEM BY THE TERMS OF SAID TRUST AGREEMENT.



NOTARY PUBLIC

Pinnacle Title Insurance Agency Corp.
40 West Cache Valley Blvd #6A
Logan, UT 84341-8450

Order Number: 141632CA

EXHIBIT "A"

The Land referred to herein below is situated in the County of Cache, State of Utah, and is described as follows:

Parcel 1: (03-127-0884)

Lot 84, FOXRIDGE SUBDIVISION, UNIT 8, as shown by the official plat thereof, recorded May 27, 1993 as Filing No. 577397, in the office of the Recorder of Cache County, Utah.

Parcel 2: (02-155-0033)

Parcel "B", EAGLE VIEW SUBDIVISION, PHASE 1, AMENDED, as shown by the official plat recorded June 24, 2003, as Filing No. 829726, in the Office of the Recorder, Cache County, Utah.

Parcel 3: (03-127-0885)

Beginning at the Southeast corner of Section 11, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, thence North 0°40'36" West 1,595.5 feet; thence North 89°36'11" West 1,088.27 feet to the Northeast corner of Lot 84, Foxridge Unit 8; thence South 0°04'09" East 77.6 feet (South 0°18' East 77.77 feet by record); thence South 35°34'35" West 87.63 feet (South 35°46'40" West 87.35 feet by record) to the North line of Nottingham Street; thence along a curve to the right 47.67 feet (Right=123 feet chord bears South 43°19'19" East 47.37 feet); thence South 32°01'07" East 231.12 feet along Right of Way line; thence North 7°36'59" East 381.59 feet; thence North 89°36'11" West 154.73 feet to beginning.

Parcel Number: 03-127-0884, 02-155-0033, 03-127-0885

The Order of the Court is stated below:

Dated: April 11, 2025
12:35:29 PM

/s/ KRISTI STONE
District Court Clerk



A. Jase Allen (14116)
ALLEN LAW OFFICE PLLC
44 East Center Street
Logan, Utah 84321
Phone: (435) 227-5468
jase@cachelegal.com

Attorney for Applicant/Personal Representative

**IN THE FIRST DISTRICT COURT
COUNTY OF CACHE, STATE OF UTAH**

<p>IN THE MATTER OF THE ESTATE OF</p> <p>RICHARD ALAN CHILCOAT,</p> <p>Deceased.</p>	<p>LETTERS OF ADMINISTRATION</p> <p>Probate No. 253100063 Judge: Hon. Angela Foncesbeck</p>
--	--

JENNIFER SIZOO was duly appointed and qualified as General Personal Representative on the 9th day of April 2025 by the Court with all authority pertaining thereto. Administration of the estate is unsupervised.

These letters are issued to evidence the appointment, qualification, and authority of said personal representative.

WITNESS, my signature and Seal of this Court, this 9 day of April, 2025.

Electronic signature to appear at the top of this page
CLERK OR REGISTRAR OF THE COURT

Corporate Warranty Deed Page 1 of 1
 Gary Christensen Washington County Recorder
 09/26/2024 02:32:19 PM Fee \$40.00 By
 SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Kurt Lund
 1943 N SOMERSET ST
 Washington, UT 84780



SOUTHERN UTAH
 TITLE COMPANY
"Doing good deeds for over 70 years"
 sut.com

Order No. 232330 - JLB
 Tax I.D. No. W-WV-3A-19

Space Above This Line for Recorder's Use

WARRANTY DEED

Corporate Form

Webb Custom Homes Inc., a Utah Corporation, organized and existing under the laws of the State of UT with its principal office at St. George, County of Washington, State of UT, grantor(s), hereby

CONVEYS and WARRANTS to

Kurt Lund, grantee(s) of Washington, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

Lot Nineteen (19), WASHINGTON VISTA PHASE 3A, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 25th day of September, 2024.

Webb Custom Homes Inc., a Utah Corporation

By: 

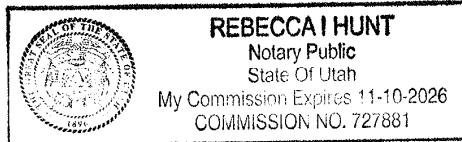
Randy Webb, President

STATE OF Utah)

:ss.

COUNTY OF Washington)

On the 25th day of September, 2024, personally appeared before me, Randy Webb, who being by me duly sworn, did say that the said Randy Webb is the President of Webb Custom Homes Inc., a Utah Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Randy Webb duly acknowledged to me that said corporation executed the same.




 NOTARY PUBLIC

My Commission Expires:

Warranty Deed Page 1 of 2

Gary Christensen Washington County Recorder
03/23/2022 01:15:26 PM Fee \$40.00 By
COTTONWOOD TITLE INSURANCE AGENCY,
INC.

Mail Recorded Deed and Tax Notice To:
Kurt Lund
1943 North Somerset Street
Washington, UT 84780



COTTONWOOD
TITLE

File No.: 155734-KAP

WARRANTY DEED

Kurt Y. Lund

GRANTOR(S) of Washington, State of Utah, hereby Conveys and Warrants to

Kurt Lund

GRANTEE(S) of Washington, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Washington County**, State of Utah:


Lot 3, WASHINGTON VISTA 1B SUBDIVISION, according to the official plat thereof on file and of record in the office of the Washington County Recorder.

TAX ID NO.: W-WV-1B-3 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

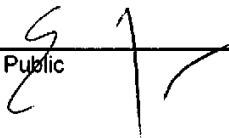
Dated this 18th day of March, 2022.


Kurt Y. Lund

STATE OF UTAH

COUNTY OF DAVIS Washington

On this 18th day of March, 2022, before me, personally appeared Kurt Y. Lund, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.


Notary Public

