

RECORDING & TAX NOTICE TO:

645 North Main Street
Layton, Utah 84041

File Number: 2269158MLH

WARRANTY DEED

THIS DEED, made and entered into by and between, **Kevin Checketts**, ("Grantor"), in favor of

YPPVRE, LLC, a Utah Limited Liability Company
("Grantee")

WITNESSETH, that for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, deeds and warrants unto Grantee against all claiming, that certain real estate lying and being situated in **Cache County, State of Utah**, more particularly described as follows ("Premises"):

See Legal Description of Subject Property on attached Exhibit "A".
Cache County, State of Utah, Tax Parcel Numbers 03-006-0005 03-006-0013

SUBJECT TO all patents, easements, rights of way, covenants, restrictions, reservations, restrictions of record, by deed or decree and ongoing general property taxes.

TO HAVE AND TO HOLD, the said premises, with its appurtenances, including water, unto the said Grantee and to the Grantees successors, heirs and assigns forever. Grantor covenants that Grantor is the owner of the subject property in fee, premises is free and clear of lien or encumbrance, except current year taxes, levies, and assessments.

IN WITNESS WHEREOF, Grantor sets its hand and seal on this Warranty Deed.

K. Checketts
Kevin Checketts

8/12/2022
Date

State of Utah
County of Cache

On this the 12 day of August 2022, Kevin Checketts, personally appeared before me, a Notary Public in the State of Utah, who duly acknowledged to me that he executed this document, under no duress, expressed or implied.

Trevin G. Workman
Notary Public

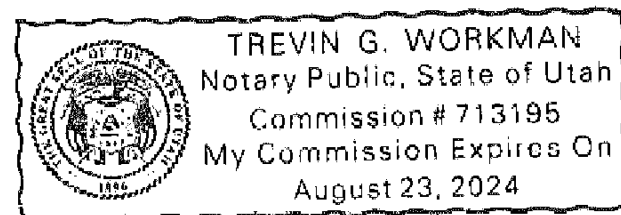


EXHIBIT A

File No.: 2269158MLH

LEGAL DESCRIPTION

PARCEL 2:

BEGINNING AT A POINT IN THE SOUTHEAST RIGHT OF WAY LINE OF THE U.S. HIGHWAY NO. 91 AS AT PRESENT LOCATED, 12.75 CHAINS, MORE OR LESS WEST AND SOUTH 45°51' WEST 568 FEET OF THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN, AND RUNNING THENCE EASTERLY IN THE NORTH BANK OF AN IRRIGATION DITCH 129 FEET; THENCE SOUTHERLY ALONG SAID DITCH 80 FEET; THENCE SOUTHEASTERLY IN THE NORTH BANK OF SAID DITCH 204 FEET; THENCE SOUTH 213 FEET; THENCE WEST 380 FEET; MORE OR LESS TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, THENCE NORTH 254 FEET TO A POINT 150 FEET SOUTH OF THE SOUTH LINE OF SAID HIGHWAY; THENCE NORTHWESTERLY TO THE SOUTH LINE OF SAID HIGHWAY TO A POINT SOUTH 45°51' WEST 140 FEET FROM THE PLACE OF BEGINNING; THENCE NORTH 45°51' EAST 140 FEET TO THE PLACE OF BEGINNING.

LESS: PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17 AND THENCE ALONG THE FOLLOWING COURSES: 1. 12.75 CHAINS WEST BY RECORD; 2. SOUTH 45°51' WEST 708 FEET BY RECORD; 3. SOUTH 45°57'04" EAST 94.30 FEET; 4. SOUTH 01°16'14" EAST 17.45 FEET; TO THE TRUE POINT OF BEGINNING; AND THENCE NORTH 86°23'20" EAST ALONG AN EXISTING FENCE, 98.00 FEET; THENCE SOUTH 00°39'12" EAST, 262.71 FEET (SOUTH 254' B.R.) TO A FENCE RUNNING EAST AND WEST; THENCE SOUTH 89°10'30" WEST ALONG AN EXISTING FENCE AND ITS EXTENSION, 93.00 FEET; THENCE NORTH 00°37'14" WEST 258.19 FEET (NORTH 254' B.R.) TO THE BEGINNING.

PARCEL 5:

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT 60 RODS EAST AND 50 RODS NORTH OF THE CENTER OF SAID SECTION 17 AND THENCE NORTH 01°04'51" WEST ALONG AN EXISTING FENCE, 123.89 FEET (NORTH 123' B.R.); THENCE SOUTH 89°48'25" EAST ALONG AN EXISTING FENCE, 139.20 FEET (EAST 140' B.R.); THENCE NORTH 00°41'39" WEST ALONG AN EXISTING FENCE, 613.43 FEET (NORTH 560' B.R.); THENCE NORTH 87°45'17" WEST ALONG AN EXISTING FENCE, 17.69 FEET (WEST 20' B.R.); THENCE NORTH 01°04'10" WEST ALONG AN EXISTING FENCE, 442.27 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 89-91; THENCE NORTH 45°51'00" EAST ALONG SAID RIGHT OF WAY LINE 205.24 FEET TO A POINT 12.75 CHAINS WEST AND SOUTH 45°51'00" WEST; 708 FEET, OF THE NORTHEAST CORNER OF SAID SECTION 17; SAID POINT ALSO BEING THE SOUTHERLY LINE OF THE MAXINE A. RUSSELL PROPERTY; THENCE SOUTH 45°57'04" EAST ALONG AN EXISTING FENCE, 94.30 FEET (BY MEASURE); THENCE SOUTH 01°16'14" WEST ALONG AN EXISTING FENCE, 17.45 FEET (BY MEASURE)(LAST TWO CALLS BY RECORD 150 FEET); THENCE SOUTH 00°37'34" EAST, 475.07 FEET; THENCE SOUTH 01°01'39" EAST ALONG AN EXISTING FENCE, 279.71 FEET; THENCE SOUTH 00°05'12" WEST ALONG AN EXISTING FENCE, 485.46 FEET; THENCE NORTH 89°55'59" WEST, 327.63 FEET (WEST 20 RODS B.R.) TO THE BEGINNING.