

Ent 1326360 Bk 2354 Pg 1969
Date 16-Aug-2022 12:18PM Fee \$40.00
Devron Andersen, Rec. - Filed By MNL
Cache County, UT
For OLD REPUBLIC TITLE (SOUTH OGDEN)
Electronically Submitted by Simplifile

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, **Stan Checketts Properties, L.C., a Utah Limited Liability Company**, ("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 03-006-0004; 03-006-0033
03-006-0006

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.

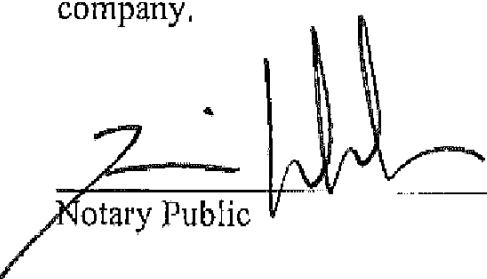
IN WITNESS WHEREOF, Grantor sets its hand and seal on this Warranty Deed.

Stan Checketts Properties, L.C., a Utah Limited Liability Company

by: Sandy Checketts Date 8/12/2022
Sandy Checketts Manager

State of Utah
County of Cache

On this the 12 day of August 2022, Sandy Checketts as Manager of Stan Checketts Properties, L.C., a Utah Limited Liability Company, personally appeared before me, a Notary Public in the State of Utah, who duly acknowledged to me that she executed this document in the capacity stated and in accordance with the terms and conditions of the operating agreement of the stated limited liability company.



Notary Public

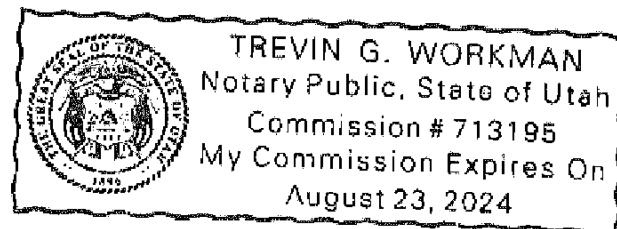


EXHIBIT A

File No.: 2269158MLH

LEGAL DESCRIPTION

PARCEL 1:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF LOGAN, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH $89^{\circ}59'10''$ W 33.00 FEET; THENCE SOUTH $00^{\circ}07'19''$ E 657.15 FEET ALONG THE WEST LINE OF 800 WEST STREET; THENCE SOUTH $89^{\circ}11'16''$ WEST 786.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}11'16''$ WEST 152.38 FEET; THENCE NORTH $08^{\circ}19'37''$ WEST 44.92 FEET TO A REBAR WITH WAYNE CROW CAP; THENCE ALONG THE NORTHERLY BANK OF A DITCH THE FOLLOWING FOUR COURSES: 1. NORTH $58^{\circ}55'09''$ WEST 199.96 FEET; 2. NORTH $08^{\circ}37'57''$ WEST 93.28 FEET; 3. NORTH $74^{\circ}18'30''$ WEST 67.23 FEET; 4. NORTH $77^{\circ}46'14''$ WEST 64.79 FEET TO THE SOUTHEASTERLY LINE OF U.S. HIGHWAY 89 / 91; THENCE NORTH $45^{\circ}51'33''$ EAST 345.12 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE SOUTH $07^{\circ}52'33''$ EAST 354.48 FEET ALONG A FENCE; THENCE SOUTH $47^{\circ}55'06''$ EAST 237.04 FEET ALONG A FENCE TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LOGAN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF 800 WEST STREET LOCATED SOUTH $00^{\circ}07'19''$ E ALONG THE SECTION LINE 1,331.41 FEET AND WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B.& M.; THENCE SOUTH $89^{\circ}46'47''$ WEST 460.97 FEET THENCE NORTH $00^{\circ}07'19''$ WEST 515.70 FEET THENCE NORTH $89^{\circ}11'16''$ EAST 461.00 FEET TO THE WEST LINE OF 800 WEST STREET THENCE SOUTH $00^{\circ}07'19''$ EAST ALONG SAID STREET 520.46 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A PORTION OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LOGAN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH $00^{\circ}07'19''$ EAST ALONG THE SECTION LINE 1,331.41 FEET AND WEST 33.00 FEET AND SOUTH $89^{\circ}46'47''$ WEST 460.97 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B.& M.; THENCE SOUTH $89^{\circ}46'47''$ WEST 832.25 FEET THENCE NORTH $00^{\circ}12'01''$ WEST 496.79 FEET; THENCE NORTH $00^{\circ}43'16''$ WEST 258.19 FEET TO A FENCE CORNER, THENCE NORTH $86^{\circ}17'38''$ EAST ALONG A FENCE LINE AND EXTENSION THEREOF 93.00 FEET; THENCE SOUTH $00^{\circ}44'54''$ EAST 263.61 FEET; THENCE NORTH $89^{\circ}38'11''$ EAST 110.11 FEET THENCE SOUTH $89^{\circ}48'47''$ EAST 176.57 FEET THENCE SOUTH $00^{\circ}07'19''$ EAST 241.04 FEET; THENCE NORTH $89^{\circ}46'47''$ EAST 453.25 FEET THENCE SOUTH $00^{\circ}07'19''$ EAST 255.00 FEET TO THE POINT OF BEGINNING