

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Ryan Merrill and Michelle Merrill
3402 W 3000 N.
BENSON, UT 84335

WARRANTY DEED

File No.: 057736
APN: 14-029-0004

Simmonds Brothers Dairy, LLC,

Grantor(s), of Cornish, Cache County, State of Utah, hereby convey(s) and warrant(s) to

Ryan Glen Merrill and Michelle Noreen Merrill, husband and wife as Joint Tenants,

Grantee(s), of Cornish, Cache County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Cache County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 18 day of AUGUST, 2022.

Simmonds Brothers Dairy, LLC
BY: [Signature]
Wesley L. Simmonds, Member

BY: [Signature]
Erick C. Simmonds, Member

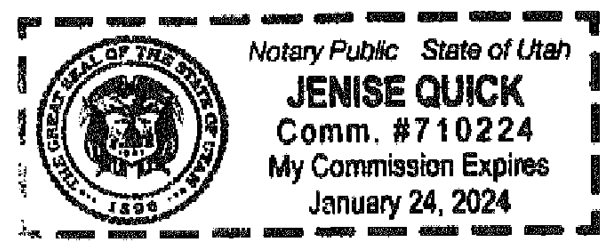
STATE OF UTAH)

:ss)

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me the 18 day of August, 2022 by Wesley L. Simmonds as Member of Simmonds Brothers Dairy, LLC.

[Signature]
Notary Public

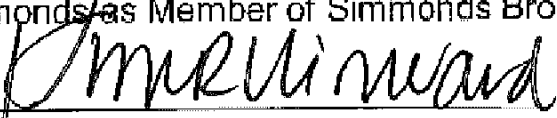


STATE OF UTAH)

:ss)

COUNTY OF CACHE)

The foregoing instrument was acknowledged before me the 19 day of August, 2022 by Erick C. Simmonds as Member of Simmonds Brothers Dairy, LLC.



Notary Public

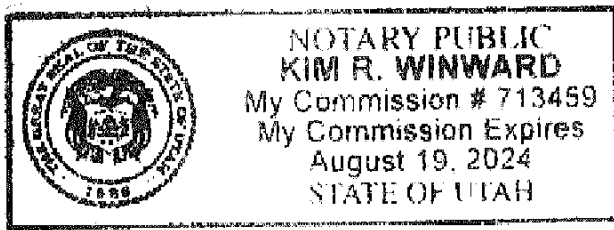


EXHIBIT "A"

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT DESCRIBED OF RECORD AS BEING 265.6 FEET NORTH AND 2 RODS EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID POINT OF BEGINNING BEING ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 23 LOCATED 1045.28 FEET SOUTH 01°09'36" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND 33.01 FEET SOUTH 89°32'16" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 22; RUNNING THENCE SOUTH 89°32'16" EAST (EAST BY RECORD) 1130.29 FEET ALONG AN EXISTING FENCE LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF THE O.S.L. RAILROAD; THENCE SOUTH 03°44'22" EAST 924.83 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE CORNISH CORPORATE LIMIT LINE; THENCE NORTH 89°47'03" WEST (WEST BY RECORD) 1171.80 FEET ALONG SAID CORNISH CORPORATE LIMIT LINE TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°09'36" WEST 484.54 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 88°58'39" EAST 294.53 FEET; THENCE NORTH 05°23'55" EAST 134.01 FEET; THENCE NORTH 86°04'26" WEST 311.06 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°09'36" WEST (NORTH BY RECORD) 283.21 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

Situated in Cache County, State of Utah