

Ent 1327038 Bk 2356 Pg 1162  
Date 26-Aug-2022 10:39AM Fee \$40.00  
Devron Andersen, Rec. - Filed By GPD  
Cache County, UT  
For COTTONWOOD TITLE INSURANCE AGENCY, INC  
Electronically Submitted by Simplifile

Mail Recorded Deed and Tax Notice To:  
RKF Hyrum, LLC, a Utah limited liability company  
1835 South Hwy 89  
Perry, UT 84302



File No.: 161929-KAP

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## WARRANTY DEED

Michael K. Murphy, Trustee of the Michael Kevin Murphy Trust dated October 6, 1989

**GRANTOR(S)** of Carlsbad, State of California, hereby Conveys and Warrants to

RKF Hyrum, LLC, a Utah limited liability company

**GRANTEE(S)** of Perry, 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 **Cache County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 01-003-0070 (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 25th day of August, 2022.

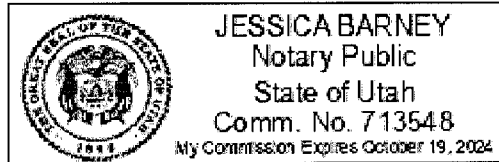
Michael Kevin Murphy Trust dated October 6, 1989

Signed with Stavvy:  
BY Michael Kevin Murphy  
Michael K. Murphy  
Trustee

STATE OF UTAH  
COUNTY OF DAVIS

On this 25th day of August, 2022, before me, personally appeared Michael K. Murphy, 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 as Trustee on behalf of Michael Kevin Murphy Trust dated October 6, 1989.

Signed with Stavvy:  
Jessica Barney  
Notary Public



Notarized remotely via audio/video communication using Stavvy

**EXHIBIT A**  
**Legal Description**

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 165, SAID POINT BEING SOUTH 00°00'06" EAST 215.44 FEET FROM A MONUMENT IN THE INTERSECTION OF SAID HIGHWAY NO. 165 AND 5400 SOUTH STREET ALONG A LINE BETWEEN TWO FOUND CITY STREET MONUMENTS IN SAID HIGHWAY NO. 165 BEING SOUTH 00°00'06" EAST 764.50 FEET APART AND NORTH 89°59'54" EAST 50.25 FEET FROM SAID INTERSECTION MONUMENT; THENCE SOUTH 89°59'54" EAST 264.00 FEET; THENCE SOUTH 00°00'06" WEST 106.00 FEET; THENCE NORTH 89°59'54" WEST 264.00 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°00'06" EAST ALONG SAID RIGHT-OF-WAY LINE 106.00 FEET TO THE POINT OF BEGINNING.