

MAIL TAX NOTICE TO:
Rhyand Lund
116 West 300 North
Logan, Utah 84321

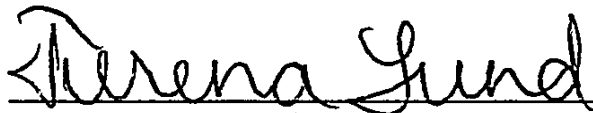
WARRANTY DEED

(File #4)
Parcel No. 12-052-0016
Parcel No. 12-052-0026
Parcel No. 12-052-0017

TERENA LUND, GRANTOR, of Cache County, State of Utah, hereby Conveys and Warrants to RHYAND LUND and TAYA LUND, husband and wife as joint tenants, GRANTEES, of Cache County Utah, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described parcel of real property in Cache County, Utah, to wit:

SEE EXHIBIT "A"

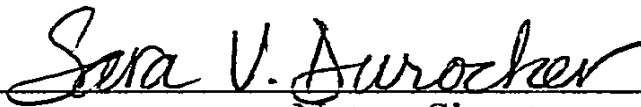
) Subject to easements, restriction, and rights of way appearing of record and enforceable in law.



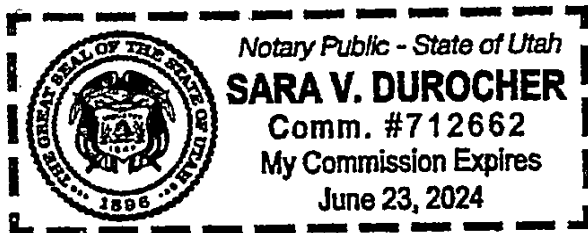
Terena Lund

STATE OF UTAH)
) ss.
County of CACHE)

On this 13th day of December, 2022, before me, the undersigned Notary Public in and for said State, personally appeared TERENA LUND, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Signature



NOTARY PUBLIC FOR State of Utah
Residing at: Cache County Development Services
My Commission Expires: 6-23-2024

EXHIBIT A

BOUNDARY DESCRIPTION PARCEL 12-052-0016.

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, SAID POINT BEING NORTH 89°55'26" WEST 4,033.80 FEET AND NORTH 00°01'00" WEST 551.37 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 01°03'00" WEST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36); RUNNING THENCE: NORTH 00°01'00" WEST 263.98 FEET ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°59'00" EAST 361.51 FEET; THENCE SOUTH 00°01'00" EAST 100.15 FEET; THENCE SOUTH 46°14'57" EAST 447.75 FEET, TO THE WEST LINE OF A 30 FOOT WIDE PRIVATE LANE, THENCE ALONG SAID PRIVATE LANE THE FOLLOWING TWO COURSES: SOUTH 64°31'59" WEST 37.00 FEET, SOUTHWESTERLY 56.50 FEET ALONG AN 83.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WITH A DELTA ANGLE OF 39°00'16" AND A CHORD LENGTH OF 55.42 FEET WITH A CHORD BEARING OF SOUTH 45°01'51" WEST; THENCE NORTH 46°14'57" WEST 347.17 FEET; THENCE SOUTH 00°01'00" EAST 39.20 FEET; THENCE SOUTH 89°59'00" WEST 361.50 FEET, TO THE POINT OF BEGINNING.

PARCEL 12-052-0016 CONTAINING 130,680.08 SQ. FEET OR 3.00 ACRES

TOGETHER WITH THE FOLLOWING DESCRIBED PRIVATE RIGHT OF WAY:

AN EASEMENT 30 FEET WIDE LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED PRIVATE LANE CENTER LINE: BEGINNING AT A POINT BIENG 15 FEET SOUTH OF THE NORTH LINE OF PARCEL 12-052-0017 AND THE CENTER LINE OF 7200 WEST, A COUNTY ROAD, SAID POINT BEING NORTH 01°03'00" WEST 1,307.18 FEET

Boundary Description prepared by:
Devron Andersen P.L.S. License Number 7897281
Date: 12/12/2020

◆ **BOUNDARY LINE**
SURVEYING

AND SOUTH 89°47'35" WEST 27.48 FEET FROM THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING NORTH 01°03'00" WEST BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 36); RUNNING THENCE: SOUTH 89°47'35" WEST 1,762.54 FEET ALONG A LINE BEING 15 FEET SOUTH AND PERPENDICULARLY DISTANT FROM THE SAID NORTH LINE OF PARCEL 12-052-0017; THENCE WESTERLY 202.79 FEET ALONG A 1,500.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, WITH A DELTA ANGLE OF 07°44'46" AND A CHORD LENGTH OF 202.64 FEET WITH A CHORD BEARING OF SOUTH 85°55'11" WEST; THENCE SOUTH 82°02'48" WEST 27.18 FEET; THENCE WESTERLY 161.34 FEET ALONG A 840.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH, WITH A DELTA ANGLE OF 11°00'17" AND A CHORD LENGTH OF 161.09 FEET WITH A CHORD BEARING OF SOUTH 87°32'57" WEST; THENCE NORTH 86°56'54" WEST 140.79 FEET; THENCE SOUTHWESTERLY 139.39 FEET ALONG A 90.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WITH A DELTA ANGLE OF 88°44'28" AND A CHORD LENGTH OF 125.87 FEET WITH A CHORD BEARING OF SOUTH 48°40'51" WEST; THENCE SOUTH 04°18'37" WEST 97.62 FEET; THENCE SOUTHWESTERLY 91.03 FEET ALONG A 85.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, WITH A DELTA ANGLE OF 61°21'26" AND A CHORD LENGTH OF 86.74 FEET WITH A CHORD BEARING OF SOUTH 34°59'20" WEST; THENCE SOUTH 65°40'03" WEST 74.10 FEET; THENCE SOUTHWESTERLY 138.64 FEET ALONG A 300.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WITH A DELTA ANGLE OF 26°28'44" AND A CHORD LENGTH OF 137.41 FEET WITH A CHORD BEARING OF SOUTH 52°25'41" WEST; THENCE SOUTH 39°11'19" WEST 59.80 FEET; THENCE SOUTHWESTERLY 128.87 FEET ALONG A 280.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, WITH A DELTA ANGLE OF 26°22'12" AND A CHORD LENGTH OF 127.73 FEET WITH A CHORD BEARING OF SOUTH 52°22'25" WEST; THENCE SOUTH 65°33'32" WEST 133.51 FEET; THENCE SOUTHWESTERLY 112.57 FEET ALONG A 80.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WITH A DELTA ANGLE OF 80°37'28" AND A CHORD LENGTH OF 103.51 FEET WITH A CHORD BEARING OF SOUTH 25°14'47" WEST; THENCE SOUTH 15°03'57" EAST 28.50 FEET; THENCE SOUTHWESTERLY 113.15 FEET ALONG A 75.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, WITH A DELTA ANGLE OF 86°26'26" AND A CHORD LENGTH OF 102.72 FEET WITH A CHORD BEARING OF SOUTH 28°09'16" WEST; THENCE SOUTH 71°22'29" WEST 150.54 FEET; THENCE

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WESTERLY 95.53 FEET ALONG A 800.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, WITH A DELTA ANGLE OF $06^{\circ}50'30''$ AND A CHORD LENGTH OF 95.47 FEET WITH A CHORD BEARING OF SOUTH $67^{\circ}57'14''$ WEST; THENCE SOUTH $64^{\circ}31'59''$ WEST 140.22 FEET; THENCE SOUTHERLY 146.43 FEET ALONG A 68.00 FOOT RADIUS CURVE CONCAVE TO THE EAST, WITH A DELTA ANGLE OF $123^{\circ}22'39''$ AND A CHORD LENGTH OF 119.73 FEET WITH A CHORD BEARING OF SOUTH $02^{\circ}50'40''$ WEST; THENCE SOUTH $58^{\circ}50'39''$ EAST 49.06 FEET; THENCE SOUTHEASTERLY 60.99 FEET ALONG A 100.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, WITH A DELTA ANGLE OF $34^{\circ}56'41''$ AND A CHORD LENGTH OF 60.05 FEET WITH A CHORD BEARING OF SOUTH $41^{\circ}22'19''$ EAST; THENCE SOUTH $23^{\circ}53'59''$ EAST 58.42 FEET; THENCE SOUTHERLY 207.84 FEET ALONG A 400.00 FOOT RADIUS CURVE CONCAVE TO THE WEST, WITH A DELTA ANGLE OF $29^{\circ}46'16''$ AND A CHORD LENGTH OF 205.51 FEET WITH A CHORD BEARING OF SOUTH $09^{\circ}00'51''$ EAST; THENCE SOUTH $05^{\circ}52'17''$ WEST 218.59 FEET; THENCE SOUTHWESTERLY 142.46 FEET ALONG A 200.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, WITH A DELTA ANGLE OF $40^{\circ}48'38''$ AND A CHORD LENGTH OF 139.46 FEET WITH A CHORD BEARING OF SOUTH $26^{\circ}16'36''$ WEST; THENCE SOUTH $46^{\circ}40'54''$ WEST 346.46 FEET, TO THE POINT OF TERMINATION BEING AT THE CENTER OF A CIRCLE HAVING A 48 FOOT RADIUS, SAID CIRCLE BEING A 48 FOOT RADIUS CUL-DE-SAC AT THE END OF THE PRIVATE LANE.

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