

**Cache Title Company - a Division of
Prospect Title Insurance Agency, LLC
Order#103541-23**

MAIL TAX NOTICE TO
**2155 S 1200 W
Logan, UT 84321**

WARRANTY DEED

Epic Breakroom Solutions LLC

of **Logan**, County of **Cache**, State of UTAH, hereby CONVEY and WARRANT to

**BRENNAN ALLDREDGE AND ALECIA ALLDREDGE, HUSBAND AND WIFE AS
JOINT TENANTS**

of 2155 South 1200 West, Logan Utah, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **CACHE** County, State of UTAH:

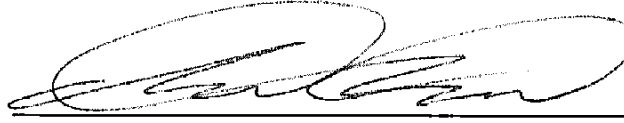
A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, LOGAN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 1200 WEST STREET, LOCATED NORTH 01°01'22" WEST ALONG THE LINE BETWEEN LOGAN CITY GIS MONUMENT LC-376 & A RIGHT-OF-WAY MARKER AND WEST 6.12 FEET FROM THE LOGAN CITY GIS MONUMENT LC-376, SAID POINT ALSO BEING LOCATED BY RECORD AS NORTH (MEASURED: NORTH 00°24'00" WEST) ALONG THE SECTION LINE 148.50 FEET (MEASURED: 148.38 FEET) AND WEST 16.50 FEET FROM THE CALCULATED POSITION OF THE CENTER QUARTER CORNER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG A FENCE THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: SOUTH 88°43'00" WEST 165.00 FEET; THENCE NORTH 00°04'00" EAST 79.60 FEET TO A CRS REBAR AND CAP (FOUND); THENCE SOUTH 89°28'00" WEST 52.00 FEET TO THE SOUTH END OF AN AGREED UPON BOUNDARY LINE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING 2 (TWO) COURSES AND DISTANCES: NORTH 0°10'00" EAST 251.00 FEET TO AN ANGLE POINT IN A FENCE; THENCE ALONG SAID FENCE THE FOLLOWING 3 (THREE) COURSES AND DISTANCES: NORTH 49°15'00" WEST 41.00 FEET; THENCE NORTH 40°40'00" EAST 165.00 FEET; THENCE SOUTH 73°10'00" EAST 144.26 FEET TO THE WESTERLY RIGHT-OF-WAY OF 1200 WEST STREET; THENCE SOUTH 0°24'00" EAST ALONG SAID RIGHT-OF-WAY 436.57 FEET TO THE POINT OF BEGINNING.

PART OF TAX PARCEL NO. 03-005-0026

WITNESS, the hand(s) of said Grantor(s), this **4th** day of **December 2023**

Epic Breakroom Solutions LLC



Trevor Booth, Managing Member

STATE OF UTAH)
COUNTY OF **CACHE)**

On the **4th** day of **December 2023**, before me Mason Smith, a notary public, personally appeared **Trevor Booth**, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



NOTARY PUBLIC

