

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
INTEGRA CRE, LLC
3270 E. 17th. Street, Suite 210
Ammon, ID 83406

Space Above this Line For Recorder's Use

SPECIAL WARRANTY DEED

Escrow No: 338-6322089 (jay)
A.P.N.: 04-085-0038, 04-085-0003

JBB Burley Properties, an Idaho limited liability company, Grantor, of Ammon, Bonneville County, State of Idaho, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

Integra CRE, LLC, an Idaho limited liability company, Grantee, of Ammon, Bonneville County, State of ID, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Cache County, State of Utah:

See attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and general property taxes this year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this August 2024.


Branson Brinton, Manager

A.P.N.: 04-085-0038, 04-085-0003

Special Warranty Deed - continued

State of Idaho)
) Ss.
County of Madison)

On August 30, 2024 personally appeared before me, **Brandon Brinton, Manager of JBB Burley Properties, an Idaho limited liability company**, the signer of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public

Brandon Tighe
(Printed Name)

My Commission expires: June 15, 2027

{Seal or Stamp}

Brandon Tighe
Notary Public
State of Idaho
Commission No. 65760

EXHIBIT "A"

A.P.N.: **04-085-0038** , 64-005-0003

Parcel 1:

Beginning at a point South $88^{\circ}16'32''$ East, 150.00 feet and South $1^{\circ}03'43''$ West, 7.00 feet from the Northwest corner of Lot 5, Block 8, Plat "D", Logan Farm Survey, said Northwest corner of Lot 5, being the intersection of the East right of way line of U.S. Highway 89-91 and the South right of way line of a County Road (1800 North Street) in North Logan, Utah and running thence South $88^{\circ}16'32''$ East, 612.66 feet; thence South $1^{\circ}33'53''$ West, 450.83 feet; thence North $88^{\circ}26'07''$ West, 650.69 feet; thence North $1^{\circ}03'43''$ East, 149.42 feet; thence North $88^{\circ}56'17''$ West, 108.00 feet; thence North $1^{\circ}03'43''$ East, 161.50 feet; thence South $88^{\circ}16'32''$ East, 150.00 feet; thence North $1^{\circ}03'43''$ East, 143.00 feet to beginning.

Parcel 2:

Part of Lot 5, Block 8, Plat "D", LOGAN FARM SURVEY, as recorded in the Office of the Cache County recorder, described as follows:

Beginning South $88^{\circ}16'32''$ East, 759.08 feet (762.32 feet by record) and South $1^{\circ}33'53''$ West, 607.16 feet from the Northwest Corner of Lot 5, Block 8, Plat "D", LOGAN FARM SURVEY; and thence North $88^{\circ}32'56''$ West, 115.00 feet; thence North $01^{\circ}33'53''$ East, 60.00 feet; thence North $88^{\circ}32'56''$ West, 207.50 feet; thence North $01^{\circ}27'04''$ East, 20.00 feet; thence North $88^{\circ}32'56''$ West, 77.50 feet; thence South $01^{\circ}33'53''$ West, 132.62 feet; thence North $89^{\circ}17'04''$ West, 353.22 feet; thence North $01^{\circ}03'43''$ East, 46.45 feet; thence South $89^{\circ}15'22''$ East, 150.00 feet; thence North $01^{\circ}03'43''$ East 130.00 feet; thence North $89^{\circ}15'22''$ West, 42.00 feet; thence North $01^{\circ}03'43''$ East, 29.99 feet; thence South $88^{\circ}26'07''$ East, 647.04 feet; thence South $01^{\circ}33'53''$ West, 149.33 feet to the beginning.