

MAIL TAX NOTICE TO:
YPPVRE, LLC
1903 SOUTH 800 WEST
LOGAN, UT 84321
File No. SH10386CA

Ent 1364058 Bk 2451 Pg 1208
Date 18-Sep-2024 03:02PM Fee \$40.00
Tennille Johnson, Rec. - Filed By DM
Cache County, UT
For FREEDOM TITLE INSURANCE AGENCY LLC
Electronically Submitted by Simplifile

03-006-0033

WARRANTY DEED

*****THE PURPOSE OF THIS DEED IS TO CORRECT THE BOUNDARY LINES
AND LEGAL DESCRIPTION*****

YPPVRE, LLC

the grantor(s), do(es) hereby grant, bargain, sell, and convey unto

YPPVRE, LLC

the grantee(s),

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**

See Attached Exhibit "A"

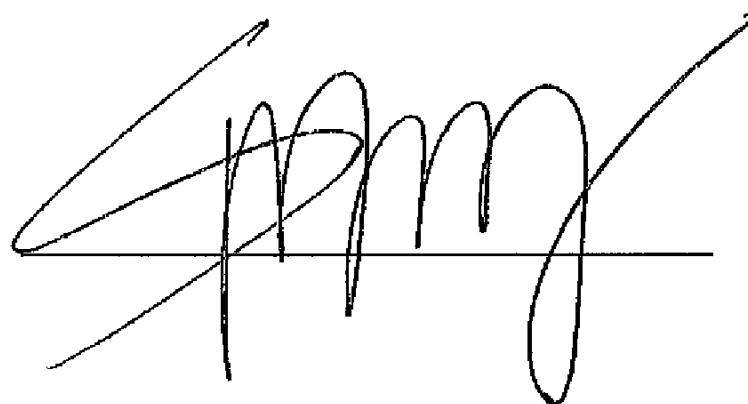
03-006-0033

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said
Grantee(s), his/her/their heirs and assigns forever. And the said Grantor(s) do(es)
hereby covenant to and with the said Grantee(s), that he/she/they are the owner(s) in
fee simple of said premises; that said premises are free from all encumbrances except
current years taxes, levies, and assessments, and except U. S. Patent reservations,
restrictions, easements of record, and easements visible upon the premises, and that
he/she/they will warrant and defend the same from all claims whatsoever.

COURTESY RECORDING

THIS DOCUMENT IS BEING RECORDED SOLELY
AS A COURTESY TO THE PARTIES. FREEDOM
TITLE INSURANCE AGENCY, LLC ASSUMES NO
RESPONSIBILITY FOR THE CONTENTS HEREOF
AND MAKES NO REPRESENTATION AS TO THE
THE EFFECT OR VALIDITY OF THIS DOCUMENT.

YPPVRE, LLC



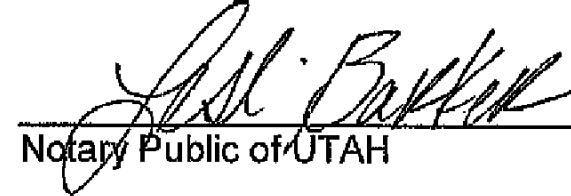
SPENCER W. YOUNG II, MANAGER

STATE OF UTAH

COUNTY OF Davis :ss

On This 16TH day of September, in the year 2024, before me, a Notary Public in and for said State, personally appeared **SPENCER W. YOUNG II, MANAGER** of **YPPVRE, LLC**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument, and acknowledged to me that he/she/they executed the same.

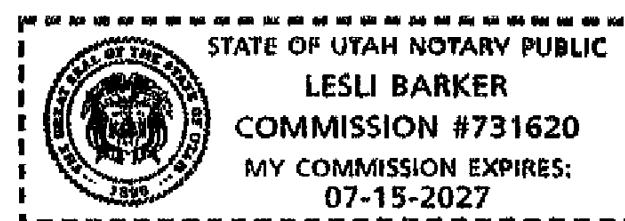
WITNESS my hand and official seal.



Notary Public of UTAH

Residing at Syracuse, UT

Commission Expires: 7/15/2027



PROPOSED DESCRIPTION FOR PARCEL #03-006-0033

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LOGAN CITY, CACHE COUNTY, UTAH, SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT IS SOUTH 0007'19" EAST 1331.41 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 33.00 FEET AND SOUTH 89°46'47" WEST 460.97 FEET FROM THE NORTHEAST CORNER OF SAID SECTION; SAID NORTHEAST SECTION CORNER IS NORTH 00°07'19" WEST 2648.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; AND RUNNING THENCE SOUTH 89°46'45" WEST 832.25 FEET; THENCE NORTH 00°12'01" WEST 496.79 FEET; THENCE NORTH 00°43'16" WEST 258.19 FEET TO A FENCE CORNER; THENCE NORTH 86°17'38" EAST 93.00 FEET ALONG A FENCE AND ITS EXTENSION; THENCE SOUTH 00°44'54" EAST 263.61 FEET; THENCE NORTH 89°38'11" EAST 110.11 FEET; THENCE SOUTH 89°48'47" EAST 176.57 FEET TO A CORNER COMMON TO THAT PROPERTY CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY #1308694 IN THE CACHE COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°07'19" EAST 241.04 FEET ALONG A WEST LINE OF SAID CONVEYANCE TO A CORNER OF SAID CONVEYANCE; THENCE NORTH 89°46'47" EAST 150.97 FEET ALONG A SOUTH LINE OF SAID CONVEYANCE; THENCE SOUTH 00°13'19" EAST 107.73 FEET; THENCE NORTH 89°46'47" EAST 159.60 FEET; THENCE NORTH 00°13'19" WEST 107.73 FEET TO SAID SOUTH LINE; THENCE SOUTH 89°46'47" WEST 142.69 FEET ALONG SAID LINE TO A COMMON CORNER WITH SAID CONVEYANCE; THENCE SOUTH 00°07'19" EAST 255.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.142 ACRES.