

Mail Recorded Deed & Tax Notice To:
Rhyand Y. Lund
395 North 7800 West
Mendon, UT 84325

Ent 1366167 Bk 2457 Pg 1711
Date 28-Oct-2024 12:26PM Fee \$40.00
Tennille Johnson, Rec. - Filed By DM
Cache County, UT
For COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Submitted by Simplifile



File No.: 182635-KAP

WARRANTY DEED

Rhyand Lund and Taya Lund, husband and wife as joint tenants,

GRANTOR(S), of Mendon, State of Utah, hereby Conveys and Warrants to

Rhyand Y. Lund and Taya Lund, husband and wife as joint tenants,

GRANTEE(S), of Mendon, 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.: 12-052-0016 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 28th day of October, 2024.

Rhyand Lund
Signed with **Stavvy**

Rhyand Lund

Taya Lund
Signed with **Stavvy**

Taya Lund

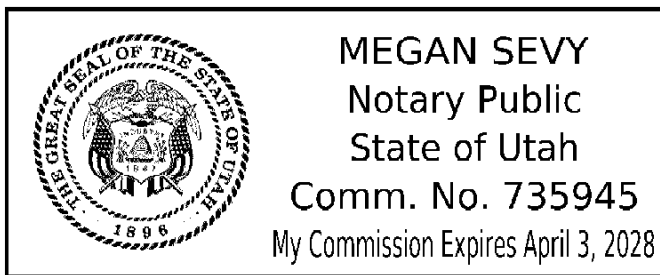
STATE OF UTAH

COUNTY OF DAVIS

On this 28th day of October, 2024, before me, personally appeared Rhyand Lund and Taya Lund, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this document, and acknowledged before me that they executed the same.

Megan Sevy
Signed with **Stavvy**

Notary Public



Notarized remotely via audio/video communication using Stavvy

EXHIBIT A Legal Description

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.

TOGETHER WITH an easement 30 feet wide lying 15 feet on each side of the following described private lane center line:

Beginning at a point being 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 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 Westerly 95.53 feet along a 800.00 foot radius curve concave to the South, with a delta angle of 06°50'30" and a chord length of 95.47 feet with a chord bearing of South 67°57'14" West; thence South 64°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°22'39" and a chord length of 119.73 feet with a chord bearing of South 02°50'40" West; thence South 58°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°56'41" and a chord length of 60.05 feet with a chord bearing of South 41°22'19" East; thence South 23°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°46'16" and a chord length of

205.51 feet with a chord bearing of South 09°00'51" East; thence South 05°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°48'38" and a chord length of 139.46 feet with a chord bearing of South 26°16'36" West; thence South 46°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.