

E 146794 B 348 P 1286  
Date 01-Feb-2019 04:07PM  
Fee: \$14.00 ACH  
Filed By: JP  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: FIRST AMERICAN TITLE-NCS-SLC1  
Recorded Electronically by Simplifile

WHEN RECORDED, MAIL TO:

Cheney Law Group  
2825 E. Cottonwood Pkwy, Suite 500  
Cottonwood Heights, UT 84121  
Attn: Brian C. Cheney

Tax ID: 04-236-02, 00-0004-8817

**SPECIAL WARRANTY DEED**

**RYNELL PROPERTIES, LLC, a Utah Limited Liability Company**, whose address is 253 West 1550 South, Morgan, Utah 84050, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS to RFM REAL ESTATE, LLC, an Idaho Limited Liability Company**, whose address is 621 Washington Street, Twin Falls, Idaho, 83301-5519, Grantee, the following described real property, situate in Morgan County and State of Utah, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:


*See Exhibit "A" attached hereto and incorporated herein by this reference.*

***TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.***

***SUBJECT, HOWEVER, to all easements, rights-of-way, reservations and restrictions, including all minerals and mineral rights of any kind, now of record.***

WITNESS my hand this 1st day of February, 2019.

**RYNELL PROPERTIES, LLC,  
a Utah limited liability company**

By:   
Name: Ryan Spivey  
Title: MLP

STATE OF Utah )  
 ) ss.  
COUNTY OF Morgan )

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by  
Ryan Nye this 31<sup>st</sup> day of January, 2019.

WITNESS my hand and official seal.



Sheri Stephens  
NOTARY PUBLIC  
My Commission Expires: 03-01-2021

**EXHIBIT A TO WARRANTY DEED**

Real property in the City of Morgan, State of Utah, described as follows:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN CITY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 36 AS MONUMENTED BY A MORGAN CITY BRASS CAP; THENCE SOUTH 00°10'30" EAST 289.70 FEET; THENCE NORTH 90°00'00" EAST 623.83 FEET TO A REBAR AND CAP, THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH 41°04'03" WEST 265.00 FEET; THENCE NORTH 48°55'57" WEST 20.61 FEET; THENCE NORTH 38°45'04" EAST 319.50 FEET MORE OR LESS, TO THE SOUTHWESTERLY LINE OF INDUSTRIAL PARK ROAD; THENCE ALONG SAID LINE SOUTH 68°42'57" EAST 35.63 FEET; THENCE SOUTH 41°04'03" WEST 66.30 FEET TO THE POINT OF BEGINNING. CONTAINING 8843 SF, OR 0.20 AC, MORE OR LESS