This Document Prepared By: VOYANT LEGAL PLLC 991 Shepard Lane, Suite 210 Farmington, Utah 84025

After Recording, Return and Mail Tax Statements To:

LuAnn W. Rich 2991 South Morgan Valley Drive Morgan, Utah 84050

APN: 00-0000-8068

WARRANTY DEED

LUANN WHITE RICH and ROGER D. RICH, GRANTORS,

Whose current mailing address is 2991 South Morgan Valley Drive, Morgan, Utah 84050;

HEREBY conveys and warrants to

ROGER D. RICH Trustee of THE LUANN W. RICH FAMILY TRUST, U/A dated July 12, 2021, and any trustee(s) in succession, GRANTEE,

Whose mailing address is 2991 South Morgan Valley Drive, Morgan, Utah 84050;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following interest in following described tract of land in the County of Morgan, State of Utah:

See Exhibit "A" attached

More commonly known as 2991 South Morgan Valley Drive, Morgan, Utah 84050.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS, the hand of said grantor, this 12th day of July, 2021.

STATE OF UTAH) ss. COUNTY OF DAVIS

On this July 12, 2021, personally appeared before me LUANN WHITE RICH and ROGER D. RICH, the signer of the foregoing instrument who duly acknowledged to me that she executed the same.

RONNIE LYNCH Notary Public, State of Utah Commission # 708902 Commission Expires On October 23, 2023

My commission expires: 10/23/2023

EXHIBIT A

A part of the East half of the North East Quarter of Section 23, Township 3 North, Range 2 East of the Salt Lake Base and Meridian. True Bearing. Beginning at a point which bears South 89*55' East 4782.0 feet and South 1888.0 feet from the Northwest Corner Stone of said Section 23, and running thence North 78*25' West 79.0 feet; thence North 55* West 67.6 feet, both courses along the North side of the County Road; thence North 16*30' East 117.5 feet; thence East 70.0 feet; thence South 10* East 170.0 feet to the point of beginning. Containing 0.36 acres. LESS THE FOL AMT SOLD: (M2/427) (0.0195 AC GOING TO MORGAN COUNTY; #102539 (228/420) ORDER OF JUDGEMENT CIVIL NO. 050500010 DC (0.01 AC GOING TO: #01-003-231-04) LEAVING 0.3305 AC / 0.33 AC, M. OR L

More commonly known as 2991 South Morgan Vailey Drive, Morgan, Utah 84050.

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