



Ent 160287 Bk 261 Pg 726
Date: 16-AUG-2023 4:26:24PM
Fee: \$40.00 Check Filed By: WO
COLLEEN ALLEN, Recorder
WAYNE COUNTY
For: CATHY BAGLEY

MAIL TAX NOTICE TO GRANTEE:
The Jenn and Chad Albrecht Trust
C/O Jenn Albrecht and Chad Albrecht
3507 North 1930 East
North Logan, Utah 84341
File Number: 2378052MG

WARRANTY DEED

Chad Albrecht and Jenny Albrecht, Trustees of the Jenn and Chad Albrecht Living Trust, dated May 20, 2021, and any amendments thereto, GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Chad Albrecht and Jenny Albrecht, Trustees of the Jenn and Chad Albrecht Living Trust, dated May 20, 2021, and any amendments thereto, GRANTEE

the following tract of land in Wayne County, State of Utah, to-wit

See Attached Legal Description in Exhibit B

TAX ID NUMBER FOR PROPERTY: 04-0020-0003 ((part of) Plat Serial No. O-856-2)

Subject to Deed Restrictions found in Exhibit A, any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

Effective as of this ____ day of August, 2023.

Jenn and Chad Albrecht Living Trust, dated May 20, 2021, and any amendments thereto

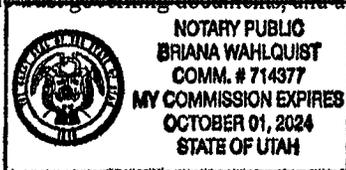
[Signature]
By Chad Albrecht, Trustee

[Signature]
By Jenny Albrecht, Trustee

STATE OF: UTAH

COUNTY OF: WAYNE

On this 11 day of August, 2023, personally before me appeared Chad Albrecht and Jenny Albrecht, who proven on the basis of satisfactory evidence are the trustees of the Jenn and Chad Albrecht Living Trust, dated May 20, 2021, and any amendments thereto, and that said document was signed by them on behalf of said trust by authority of the trust governing documents, and acknowledged to me that said trust executed the same.



[Signature]
Notary Public
Commission Expires: 10.1.24

EXHIBIT A

The following Deed Restrictions are binding upon the current owner, and heirs and assigns.

Non-Commercial Use: The lot shall be used primarily for residential purposes and no commercial enterprises, such as hotels or restaurants, shall be permitted. However, Air BnB and/or VRBO for short-term rental shall be permitted.

Limitation on Buildings or Structures: Only one primary residential, one additional guest house, and one additional garage structure shall be permitted on each lot. Mobile homes are not allowed.

Bow and Arrow Use including Permissions and Restrictions for Sport or Other Purposes: All Property owners agree to continually waive the 600 feet distance requirement(s) for discharge of a bow and arrow as discussed in Utah Code 76-10-508 and pg. 49 of the Utah 2023 big game field regulations, provided trespassing on another person's property does not occur. This deed restriction and agreements document is an acceptable substitution for written permission.

Maintenance Standards: Property owners must maintain a garbage-free and well-maintained exterior and yard, promptly removing any garbage, waste, or debris from the premises including old trailers, tractors, cars without license plates, work trucks, trash or leftover building materials to contribute to the overall aesthetics and harmony of the neighborhood.



EXHIBIT B

~~PARCEL 1:~~

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 2645.90 FEET AND WEST 2021.23 FEET FROM THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN; SAID POINT BEING ON THE QUARTER SECTION LINE AND RUNNING THENCE SOUTH 1°00'14" EAST 33.00 FEET; THENCE SOUTH 89°48'32" WEST 338.10 FEET; THENCE NORTH 00°11'28" WEST 259.43 FEET; THENCE NORTH 89°50'41" EAST 337.63 FEET; THENCE SOUTH 00°11'28" EAST 226.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.00 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°10'17" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 7, T. 29S., R. 5E., SLB&M., WAYNE COUNTY COORDINATE SYSTEM. ALL DISTANCES ARE GROUND DISTANCES.

~~PARCEL 1A:~~

TOGETHER WITH ~~AND SUBJECT TO~~ A 33 FOOT WIDE ACCESS EASEMENT FOR PARCELS 1, 2 & 3, TO BE MAINTAINED BY OWNERS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 2645.90 FEET AND WEST 2021.23 FEET FROM THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN; SAID POINT BEING ON THE QUARTER SECTION LINE AND RUNNING THENCE SOUTH 1°00'14" EAST 33.00 FEET; THENCE SOUTH 89°48'32" WEST 676.06 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 00°08'31" EAST ALONG THE QUARTER SECTION LINE, 33.00 FEET; THENCE NORTH 00°09'19" WEST 33.00 FEET; THENCE NORTH 89°48'32" EAST 33.00 FEET; THENCE SOUTH 00°09'19" EAST 33.00 FEET; THENCE NORTH 89°48'32" EAST 642.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.54 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°10'17" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 7, T. 29S., R. 5E., SLB&M., WAYNE COUNTY COORDINATE SYSTEM. ALL DISTANCES ARE GROUND DISTANCES.

TAX PARCEL NO. 04-0020-0003 ((part of) Plat Serial No. O-856-2)