

Ent: 423440 B: 1446 P: 1776

Chad Montgomery Box Elder County Utah Recorder

12/16/2020 02:52 PM Fee \$40.00 Page 1 of 1

For ELEVATED TITLE, LLC

Electronically Recorded By SIMPLIFILE LC E-RECORDING

RECORDATION REQUESTED BY/RETURN TO:
1701 BARRETT LAKES BLVD, STE 260
KENNESAW, GA, 30144

SEND TAX NOTICES TO:
LINDA D. GAUTHIER
2535 NORTH 2400 WEST
BRIGHAM CITY, UT 84302

FOR RECORDER'S USE ONLY

ESCROW #: LUT20132101

QUITCLAIM DEED

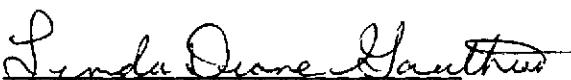
THIS QUITCLAIM DEED, Executed this 11 day of December, by first party(ies) **LINDA DIANE GAUTHIER, WHO ACQUIRED TITLE AS LINDA D. GAUTHIER, A MARRIED WOMAN**, to second party(ies), **LINDA DIANE GAUTHIER, A MARRIED WOMAN**.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of **BRIGHAM CITY**, County of **BOX ELDER**, State of Utah to wit:

BEGINNING AT A POINT 49 RODS NORTH AND 160 RODS EAST OF THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 160 FEET, THENCE WEST 164 FEET, THENCE NORTH 160 FEET, THENCE EAST 164 FEET TO THE POINT OF BEGINNING.

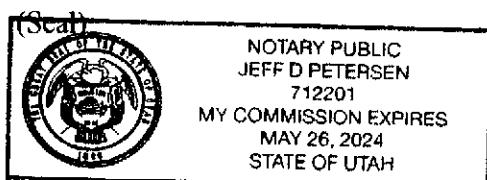
Subject Property Address: **2535 NORTH 2400 WEST, BRIGHAM CITY, UTAH 84302**
Parcel ID: **04-046-0012**

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.


LINDA DIANE GAUTHIER
A/K/A **LINDA D. GAUTHIER**

STATE OF UTAH
COUNTY OF Box Elder) SS.

The foregoing instrument was acknowledged before me this 12/11/20 (date)
by **LINDA DIANE GAUTHIER A/K/A LINDA D. GAUTHIER**.




Notary Public
My Commission Expires: 05/26/2024

WHEN RECORDED MAIL TO:
LINDA DIAN GAUTHIER
2535 NORTH 2400 WEST
BRIGHAM CITY, UT 84302.box elder

WORKS WITH ENT# 493108
04-046-0011, 0012 > 04-046-0040, 0041

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____
RECORDED AT THE REQUEST OF PHILLIPS-HANSEN LAND TITLE COMPANY ORDER # PH16249
MAIL TAX NOTICE TO: LINDA DIAN GAUTHIER 2535 NORTH 2400 WEST, , BRIGHAM CITY, UT
84302.

WARRANTY DEED

TULEVIEW FARMS, LC, a Limited Liability Company organized and existing under the laws of the State of Utah, with its principal office in Brigham City, Box Elder County, Utah and

LINDA DIANE GAUTHIER,

GRANTORS

HEREBY CONVEY AND WARRANT TO

**LINDA DIANE GAUTHIER,
of BRIGHAM CITY, BOX ELDER, UT**

GRANTEE

FOR THE SUM OF TEN AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN COUNTY, STATE OF
UTAH:

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2025, AND THEREAFTER.

The officer(s) who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized by the Limited Liability Company.

WITNESS the hand of said grantor, this 13 day of November, 2025.

TULEVIEW FARMS, LC

BY: JEFFREY A. HARDY, MANAGER

On the 13 day of November, 2025, personally appeared before me JEFFREY A. HARDY who being duly sworn did say that he is the Manager of **TULEVIEW FARMS, LC**, the limited liability company that executed the above and foregoing instrument and that said instrument was signed in behalf of said limited liability company by authority of its operating agreement.

Notary Public



BRUCE M EVANS
Notary Public
State of Utah
My Commission Expires 06/24/2027
Commission Number 731528

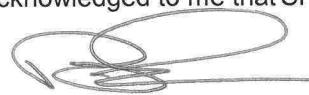


LINDA DIANE GAUTHIER

=====

STATE OF UTAH)
)ss
COUNTY OF BOX ELDER)

On the 13 day of November, A.D. 2025, personally appeared before me LINDA DIANE GAUTHIER the signer(s) of the within and foregoing instrument, who duly acknowledged to me that SHE executed the same.



Notary Public

My Commission Expires:
Residing at:

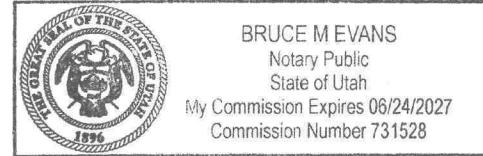


EXHIBIT "A"

PARCEL NO. 2 BOUNDARY DESCRIPTION 04-046-0041

A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF ACE LAND & LIVESTOCK LLC PROPERTY, TAX ID NO. 04-046-0013 BEING A POINT ON THE CENTER SECTION LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF 2400 WEST STREET LOCATED 443.95 FEET NORTH 00°02'49" EAST AND 174.50 FEET NORTH 00°02'49" EAST ALONG SAID CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33;

RUNNING THENCE NORTH 89°57'11" WEST 264.00 FEET; THENCE NORTH 00°02'49" EAST 172.00 FEET TO THE SOUTH LINE OF TULEVIEW FARMS LC PROPERTY, TAX ID NO. 04-046-0039; THENCE SOUTH 89°57'11" EAST (EAST BY RECORD) 264.00 FEET TO A POINT DESCRIBED OF RECORD AS 49 RODS NORTH AND 160 RODS EAST OF THE SOUTHWEST CORNER OF SECTION 33, ALSO BEING THE SOUTHEAST CORNER OF SAID TULEVIEW FARMS LC PROPERTY BEING A POINT ON SAID WEST RIGHT-OF-WAY LINE AND ALSO BEING A POINT ON SAID CENTER SECTION LINE; THENCE SOUTH 00°02'49" WEST (SOUTH BY RECORD) 172.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID CENTER SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 1.042 ACRES.

HANSEN AND ASSOCIATES SURVEY JOB NUMBER 20-3-355

THE PURPOSE OF THIS DEED IS TO PERFORM A LOT LINE ADJUSTMENT.