

When Recorded &
Tax Notice be sent to:
CHRIS MILLER
8798 North Hwy 38
Honeyville, UT 84314

Ent 219444 Bk 941 Pg 528
Date 19-Oct-2005 3:15PM Fee \$13.00
LuAnn Adams - Filed By df
Box Elder Co., UT
For PHB (PHILLIPS HANSEN).
05-158-0029

PH 12254

WARRANTY DEED

CHRISTOPHER M. MILLER and MARLYSE A. MILLER

of Honeyville,

County of Box Elder

grantor
State of UTAH

hereby CONVEY AND WARRANT to:

CHRIS MILLER and MARLYSE MILLER, , husband and wife,

grantee

of Honeyville,

County of Box Elder,

State of UT

for the sum of **TEN AND NO/100** -----**(\$10.00)** ----- **DOLLARS**
and other good and valuable considerations

the following described tract of land in Box Elder, State of UT

05-158-0029

SEE ATTACHED EXHIBIT A

Together with all easements, rights of way, water rights appurtenant to subject property.

WITNESS, the hand/hands of said grantor, this 13 of October 2005



CHRISTOPHER M. MILLER



MARLYSE A. MILLER

STATE OF UTAH
COUNTY OF BOX ELDER

On 13 day of October, 2005 personally appeared before me CHRISTOPHER M. MILLER and MARLYSE A. MILLER the signer/signers of the within instrument, who duly acknowledged to me that he/she/they executed the same.



Notary Public

Phillips-Hansen Land Title Company

EXHIBIT A

05-158-0029

A PART OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF PRIVATE ROAD AT A POINT 108.20 FEET NORTH $89^{\circ}41'21''$ EAST ALONG THE SECTION LINE AND 76.00 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 28, OF SAID TOWNSHIP AND RANGE; AND RUNNING THENCE SOUTH 519.23 FEET; THENCE WEST 107.88 FEET TO EXISTING FENCE LINE; THENCE NORTH $54^{\circ}41'59''$ WEST 306.87 FEET; THENCE SOUTH $51^{\circ}02'38''$ WEST 75.14 FEET; THENCE SOUTH $67^{\circ}03'18''$ WEST 87.90 FEET; THENCE NORTH 422.83 FEET TO THE SOUTH LINE OF PRIVATE ROAD; THENCE THE FOLLOWING TWO COURSES ALONG THE SOUTH LINE OF SAID PRIVATE ROAD: (1) EAST 389.51 FEET PARALLEL WITH AND 76 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SECTION 29; (2) THENCE NORTH $89^{\circ}41'21''$ EAST 108.20 FEET PARALLEL WITH AND 76 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SECTION 28 TO THE POINT OF BEGINNING.

TOGETHER WITH A 76 FOOT WIDE RIGHT-OF-WAY FOR PRIVATE ROAD EASEMENT TO PROPERTY, SAID PRIVATE ROAD EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 29 AND RUNNING THENCE WEST 1168.49 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY (SR-38); THENCE SOUTH $14^{\circ}44'22''$ EAST 78.59 FEET TO THE NORTH BOUNDARY OF CLAIR S. ANDERSON PROPERTY (TAX PARCEL NO. 05-158-0002); THENCE EAST 1148.49 FEET PARALLEL WITH AND 76 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SECTION 29; THENCE NORTH $89^{\circ}41'21''$ EAST 108.20 FEET PARALLEL WITH AND 76 FEET DISTANT SOUTHERLY FROM THE NORTH LINE OF SECTION 28 TO THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE NORTH 76.00 FEET; THENCE SOUTH $89^{\circ}41'21''$ WEST 108.20 FEET TO THE POINT OF BEGINNING. PH 12254