

WHEN RECORDED, MAIL TO:
Brigham City Corporation
20 N. Main Street
Brigham City, UT 84302

Entry No. 379828 WARRANTY DEED
01/26/2018 10:48:02 AM B: 1330 P: 0066 Pages: 2
FEE \$0.00 BY FOUNDERS TITLE
Chad Montgomery, Box Elder County Recorder



ADD PARCEL / SPLIT:
03-118-0013 > 03-118-0018, 0019

Warranty Deed

(TRUSTEE)
Box Elder County

Tax ID. No. 03-118-0013
PIN No. 880031
Project No. LG-Brigham City 1200 West
Parcel No. 1200:19:C

Leroy M Kapp, Trustee of the Leroy M. Kapp Trust dated February 8, 2000, Grantor, of Ogden, County of Weber, State of Utah, hereby CONVEYS AND WARRANTS to BRIGHAM CITY CORPORATION, Grantee, at 20 N. Main Street, Brigham City, UT 84302, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Box Elder County, State of Utah, to-wit:

03-118-0018

A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT GRANTORS NORTHWEST PROPERTY CORNER BEING ON THE EXISTING EAST RIGHT-OF-WAY LINE OF 1200 WEST STREET LOCATED 1056.06 FEET SOUTH 00°14'42" EAST (SOUTH 00°40'09" EAST BY RECORD) ALONG THE WEST LINE OF SAID SECTION AND 33.00 FEET SOUTH 89°34'33" EAST (NORTH 90°00'00" EAST BY RECORD) FROM THE NORTHWEST CORNER OF SAID SECTION 23;

RUNNING THENCE SOUTH 89°32'54" EAST (SOUTH 89°58'21" EAST BY RECORD) 40.25 FEET ALONG GRANTORS NORTH BOUNDARY LINE TO THE NEW EAST RIGHT-OF-WAY LINE OF 1200 WEST STREET; THENCE SOUTH 00°15'29" EAST 238.94 FEET ALONG SAID NEW EAST RIGHT-OF-WAY LINE TO GRANTORS SOUTH BOUNDARY LINE; THENCE NORTH 89°32'54" WEST (NORTH 89°58'21" WEST BY RECORD) 40.30 FEET ALONG SAID NORTH BOUNDARY LINE TO GRANTORS SOUTHWEST PROPERTY CORNER BEING ON SAID EXISTING EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°14'42" WEST (NORTH 00°40'09" WEST BY RECORD) 238.94 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 9,623 SQUARE FEET OR 0.221 ACRES.

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WITNESS, the hand of said Grantor, this 14 day of November, A.D. 2017.

Signed in the presence of:

LeRoy M. Kapp

STATE OF UTAH)
 COUNTY OF WEBER) ss.

LeRoy M. Kapp

LeRoy M. Kapp, Trustee

On the date first above written personally appeared before me, LeRoy M. Kapp, who, being by me duly sworn, acknowledged to me that they signed the within and foregoing instrument in accordance with the authority as Trustees given under the instrument creating said Trust, and that as Trustees they executed the same.



Notary Public



**Trustee of the Leroy M. Kapp Trust dated February 8, 2000