

HW 9458BC

WHEN RECORDED MAIL TO:
Mathew Byrnes
325 E 900 N
BRIGHAM CITY, UT 84302

SPECIAL WARRANTY DEED

Mathew Byrnes and Samantha D. Byrnes

Grantor(s), of Brigham City, County of Box Elder, State of Utah hereby CONVEY AND WARRANT AGAINST THE ACTS OF THE GRANTOR(S) ONLY to:

Samantha D. Kaffitz, married woman

Grantee(s) of Brigham City, County of Box Elder, State of Utah for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in BOX ELDER County, State of UT to-wit: See Attached Exhibit A

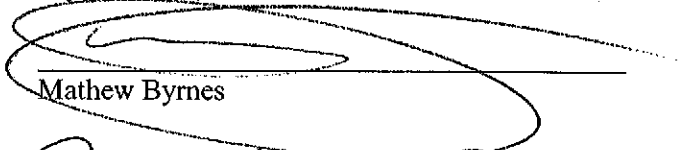
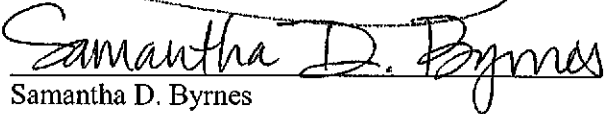
03-083-0057

~~Beginning 373.725 feet East of the Southwest corner of David Rees lot in Southeast quarter of Section 12, Township 9 North, Range 2 West, Salt Lake Base and Meridian, running South 874.50 feet, thence East 124.575 feet, thence North 874.50 feet, thence West 124.575 feet to the point of beginning.~~

~~Less: that portion of said property deeded to Brigham City Corporation along South boundary line.~~

Subject to easements, restrictions, encumbrances and rights of way of record, and taxes for the year 2020 and thereafter.

WITNESS, the hand of said grantor(s), this 25th day of March, 2020.


Mathew Byrnes

Samantha D. Byrnes

STATE OF UT)
)
:ss.
County of Box Elder)

On the 25th day of March, 2020, personally appeared before me Mathew Byrnes and Samantha D. Byrnes, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.


Notary Public

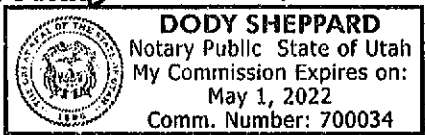


Exhibit "A"

03-083-0057

Beginning 373.725 feet East of the Southwest corner of David Rees lot (said Southwest corner being described of record as 133 rods North and 91 rods West of the Southeast corner of Section 12, Township 9 North, Range 2 West, Salt Lake Base and Meridian) in Southeast quarter of Section 12, Township 9 North, Range 2 West, Salt Lake Base and Meridian, running South 874.50 feet, thence East 124.575 feet, thence North 874.50 feet, thence West 124.575 feet to the point of beginning.

Less: that portion of said property deeded to Brigham City Corporation along South boundary line described as follows:

Beginning at a point which is West 992.10 feet and North 1330.80 feet from the Southeast corner of Section 12, Township 9 North, Range 2 West, Salt Lake Base and Meridian, (said point of beginning being North 9.08 feet from Station 15+31.28 on 900 North Construction Plans) running thence North 30.92 feet to a point which lies 40.0 feet North of Station 15+31.28, thence North $88^{\circ}48'$ West 124.60 feet along a line which lies 40.0 feet North of the 900 North Center line to a point which lies 40 feet North of Station 14+06.70, thence South 33.59 to a point which lies 6.41 feet North of Station 14+06.70, thence East 124.58 feet to the point of beginning.