

Ent: 412506 B: 1415 P: 0789

Chad Montgomery Box Elder County Utah Recorder  
06/02/2020 09:07 AM Fee \$40.00 Page 1 of 2  
For NORTHERN TITLE COMPANY  
Electronically Recorded By SIMPLIFILE LC E-RECORDING

NTBE-102310

When Recorded Mail To:

Sunset Court, LLC

12 West 100 N.  
Tremonton, UT 84337

## WARRANTY DEED

Edna True LLC, a Utah limited liability company

Grantor(s) of Salt Lake City, County of Salt Lake, State of Utah, hereby *CONVEY AND WARRANT* to

Sunset Court LLC

Grantee(s) of, County of, State of, 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:

PARCEL 1: 06-058-0029 *DNA to LUS*  
Lots 7, 8 and 9, Block 9, PROGRESS ADDITION, GARLAND CITY SURVEY.

PARCEL 2: 06-058-0030 *DNA to LUS*  
Lots 10, 11, 12, 13, 14, 15, 16 and 17, Block 9, PROGRESS ADDITION, GARLAND TOWNSITE.

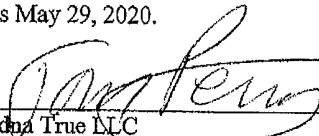
*D* PARCEL 3: 06-058-0031 *LUS*  
Commencing at a point 760 feet North and 33 feet West of the Southeast corner of Section 27, Township 12 North, Range 3 West, Salt Lake Meridian, and running thence South 89°41' West 18 rods; thence North 28.8 rods to South side of railroad right of way; thence North 89°41' East 18 rods to the county road; thence South 28.8 rods to the place of beginning. *D*

PARCEL 4: 06-058-0083  
Beginning at the Southwest corner of Lot 7, Block 9, PROGRESS ADDITION, GARLAND CITY SURVEY; running thence North 89°06'07" West 8.25 feet; thence North 00°53'22" East 259.28 feet; thence to the right along the arc of a 827.28 foot curve, a distance of 8.49 feet (chord bears North 77°08'28" East); thence South 00°53'22" West 261.30 feet to the point of beginning. (Basis of bearing is the South line of Section 27, Township 12 North, Range 3 West, Salt Lake Base and Meridian assumed as West.

PARCEL 5: 06-058-0086  
Beginning at the Southeast corner of Lot 7, Block 9, PROGRESS ADDITION, GARLAND CITY SURVEY; running thence South 88°55'58" East 66.0 feet to the East right of way line of 100 West Street (Hanford Avenue); thence North 01°04'02" East along said right of way line 334.46 feet to the Southerly right of way line of the Sugar Factory Railroad spur line; thence along said right of way line the following two courses: North 89°39'41" West 27.54 feet; thence to the left along the arc of an 877.28 foot radius curve, a distance of 194.09 feet (chord bears South 84°00'02" West); thence South 00°53'22" West 51.45 feet; thence to the right along the arc of an 827.28 foot radius curve, a distance of 155.67 feet (chord bears North 82°14'16" East) to the Northeast corner of Block 9, PROGRESS ADDITION; thence South 01°04'02" West 332.77 feet along the West line of 100 West Street to the point of beginning. (Basis of bearing is the South line of Section 27, Township 12 North, Range 3 West, Salt Lake Base and Meridian, assumed as West.)

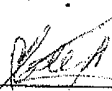
Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this May 29, 2020.

  
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Edna True LLC  
By: Tom Michael Perry, Manager/Member

State of ~~UT~~ FLORIDA )  
County of Box Elder ~~(Utah)~~ §

On May 29, 2020, personally appeared before me Tom Michael Perry, who, being by me duly sworn, did say that he/she is the Manager/Member of Edna True LLC and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.

  
\_\_\_\_\_  
Notary Public

