

Recording requested by:
Rudd & Hawkes Title Insurance Agency LLC

Mail Tax Notice To:
Mathew Yeates
5570 West 13600 North, Garland, UT 84312

File Number: TH20-854
Parcel ID: 06-051-0051, 06-051-0040,
06-051-0041 & 06-051-0052

Warranty Deed

Levi Jones and Jenny Jones, as joint tenants

Grantor

of Garland, Utah
herby CONVEYS and WARRANTS to

Mathew Yeates, married man

Grantee

of Garland, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Box Elder County, State of Utah, to-wit:

PARCEL 1

Beginning at a point 2430.62 feet West and 33 feet North of the Southeast corner of Section 23, Township 12 North, Range 3 West, Salt Lake Meridian, said point being on the North line of an existing county road, North 208 feet, West 259.68 feet to the center section line, South 208 feet to a point 33 feet North of the South Quarter corner of section and on the North side of county road. East 259.68 feet to point of beginning.

LESS: Any portion lying within county road.

Tax Serial No. 06-051-0051

PARCEL 2

Beginning at a point 2430.62 feet West and 241 feet North of the Southeast corner of Section 23, Township 12 North, Range 3 West, Salt Lake Meridian; thence North 419 feet; thence West 259.68 feet to the center section line; thence South 419 feet; thence East 259.68 feet to the place of beginning.

LESS: A 1 rod right of way along the West side.

Tax Serial No. 06-051-0040

PARCEL 3

Beginning at a point 2354.62 feet West and 33 feet North of the Southeast corner of Section 23, Township 12 North, Range 3 West, Salt Lake Meridian, said point being the Southwest corner of Phillip M. Lee property, and on the North line of county road; thence West 76 feet; thence North 208 feet; thence East 208 feet; thence South 58 feet; thence West 132 feet; thence South 150 feet to the place of beginning.

Tax Serial No. 06-051-0041

PARCEL 4

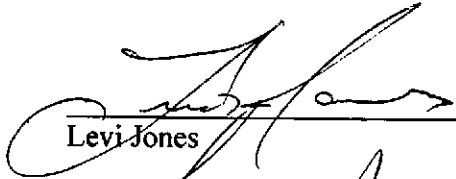
Beginning at a point 2222.62 feet West and 241 feet North of the Southeast corner of Section 23, Township 12 North, Range 3 West, Salt Lake Meridian; thence North 419 feet along an existing fence boundary line; thence West 208 feet; thence South 419 feet; thence East 208 feet to the place of beginning.

Tax Serial No. 06-051-0052

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

WITNESS the hand of said grantor, this 28th of September, 2020




Levi Jones

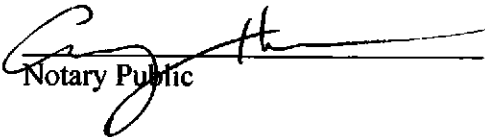


Jenny Jones

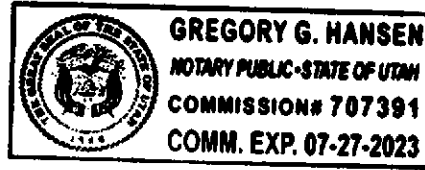
STATE OF UTAH
COUNTY OF BOX ELDER

On this 28th day of September, 2020, before me  a notary public, personally appeared Levi Jones and Jenny Jones, provided on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



Notary Public



WHEN RECORDED, MAIL TO:

Phillip Monroe Lee and Cherie Lynette Corbridge Lee, Trustees

5540 West 13600 North

Garland, Utah 84312

06-051-0041 > 06-051-0156, 0157

Tax Parcel Nos.: 06-051-0041

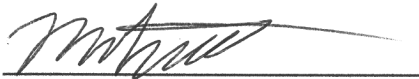
(Space Above for Recorder's Use)

Warranty Deed

Mathew Yeates, married man, ("**Grantor**") hereby convey and warrant to Phillip Monroe Lee and Cherie Lynette Corbridge Lee, Trustees, and any Successor Trustees, of the **Lee Family Trust**, dated the 7th day of August, 2015, ("**Grantee**"), the following described tract of land in Box Elder County, State of Utah:

06-051-0156

Beginning at a point 2354.62 feet West and 33.00 feet North from the Southeast Corner of Section 23, Township 12 North, Range 3 West, Salt Lake Base and Meridian, said point being on the North line of county road; thence West 12.00 feet; thence North 162.00 feet; thence East 144.00 feet; thence South 12.00 feet; thence West 132.00 feet; thence South 150.00 feet to the Point of Beginning. (0.08 Acre)



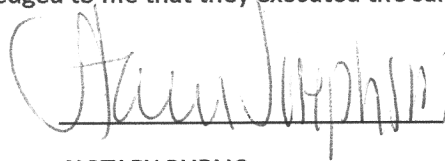
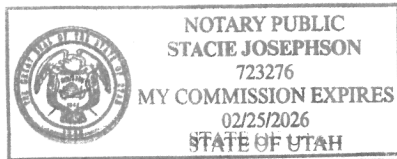
Mathew Yeates

STATE OF)

) SS.

COUNTY OF)

On this 11 day of June, 2023, personally appeared before me, Mathew Yeates, the signer of this Warranty Deed, who duly acknowledged to me that they executed the same.



NOTARY PUBLIC