

ORDER NO. 176775/T

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
HERITAGE LAND DEVELOPMENT LLC
470 North 2450 West
TREMONTON, UT. 84337

05-200-0030 > 05-200-0032, 0031

WARRANTY DEED

HERITAGE LAND HOLDINGS, LLC

Grantor,

Grantor, organized and existing under the laws of the State of Utah with it's principal office at 470 North 2450 West, TREMONTON, County of BOX ELDER, State of UT hereby CONVEYS and WARRANTS to

HERITAGE LAND DEVELOPMENT LLC, A Utah Limited Liability Company

Grantee,

of TREMONTON, County of BOX ELDER, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in BOX ELDER county, State of UT, to-wit

See Attached Exhibit "A"

05-200-0030 (PART OF)

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under Resolution adopted by the Manager/Member(s) of the Grantor at a lawful meeting held and attended by a quorum.

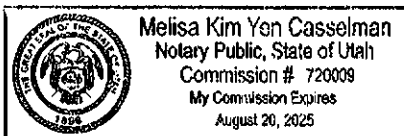
In witness whereof, the Grantor has caused its Limited Liability Company name and seal to be hereunto affixed by its duly authorized Members, this 11 day of May, 2022.


HERITAGE LAND HOLDINGS, LLC

BY: 
BOYD COOK, Authorized Signatory

STATE OF UTAH)
 §
COUNTY OF BOX ELDER)

On the 11 day of May, 2022, personally appeared before me BOYD COOK, who being duly sworn, did say that he/she is the Authorized Signatory of HERITAGE LAND HOLDINGS, LLC, by authority of its Articles of Organization and duly acknowledged to me that the said Limited Liability Company executed the same.




Notary Public
My Commission Expires: 08/26/2025
Residing at: RYLMOUTH, UTAH

File No. 176775

**EXHIBIT "A"
LEGAL DESCRIPTION**

05-200-0032

The PROPOSED HARVEST ACRES SUBDIVISION, PHASE 2 described as follows:

Part of the Northeast Quarter of Section 15, Township 11 North, Range 3 West of the Salt Lake Base and Meridian described as follows: Commencing at the Northeast corner of Section 15, Township 11 North, Range 3 West of the Salt Lake Base and Meridian monumented with a rail road spike, thence South 87°25'45" West 2521.21 feet along the North line of the Northeast Quarter of said Section 15 to the East right of way line of the railroad; thence South 03°36'11" West 488.48 feet along said right of way line to the point of beginning and running thence along the boundary of Harvest Acres Subdivision, Phase 1 recorded in the BOX ELDER County Recorder's Office under Entry No. 443120 on November 10, 2021 the next four courses: 1) thence South 83°38'36" East 159.20 feet; 2) thence South 87°15'25" East 96.26 feet; 3) thence South 89°28'56" East 60.00 feet; 4) thence North 87°25'45" East 101.00 feet; thence North 87°25'45" East 834.21 feet to the West right of way line of Bear River Canal; thence South 00°54'41" East 294.48 feet along said right of way line; thence South 89°04'11" West 109.77 feet; thence North 65°18'05" West 65.99 feet; thence South 88°02'30" West 230.15 feet; thence South 86°08'10" West 60.14 feet; thence South 88°02'30" West 115.07 feet; thence South 00°06'23" West 70.05 feet; thence North 72°40'47" West 73.28 feet; thence North 76°18'38" West 75.47 feet; thence South 86°10'57" West 77.82 feet; thence North 87°50'54" West 164.79 feet; thence North 73°27'05" West 61.25 feet; thence North 86°15'58" West 91.09 feet; thence South 03°36'11" West 248.21 feet to the right of way line of Interstate 15; thence North 57°00'22" West 183.64 feet along said right of way line East right of way line of the railroad; thence North 03°36'11" East 419.87 feet along said right of way line to the point of beginning.

05-200-0030 (PART OF)