

ORDER NO. 176878/T

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
SIERRA HOMEBUILDERS, LLC
470 NORTH 2450 WEST
TREMONTON, UT. 84337

Ent: 455692 B: 1535 P: 0153

Chad Montgomery Box Elder County Utah Recorder
08/23/2022 03:58 PM Fee \$40.00 Page 1 of 2

For US TITLE INSURANCE AGENCY
Electronically Recorded By SIMPLIFILE LC E-RECORDING

NOT ALL OWNERS SIGN. CANNOT
BE SPLIT.

WARRANTY DEED

RIVER VALLEY DEVELOPMENT, LLC

Grantor,

of TREMONTON, County of BOX ELDER, State of UTAH
hereby CONVEY and WARRANT to

SIERRA HOMEBUILDERS, 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"

05-055-0189, 05-246-0018

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

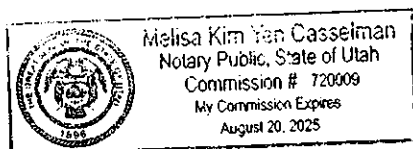
WITNESS the hand of said grantor, this 22 day of August, 2022.




JAY STOCKING, AUTHORIZED SIGNATORY

STATE OF UTAH }
 §
COUNTY OF BOX ELDER }

On the 22nd day of August, 2022, personally appeared before me JAY STOCKING who being by me duly sworn did say that he
is the Authorized Signatory of RIVER VALLEY DEVELOPMENT, LLC, and that the within and foregoing instrument was signed
on behalf of said Limited Liability Company by authority of its Articles of Organization and duly acknowledged to me that said
Limited Liability Company executed the same.





Notary Public
Residing at: Pleasanton, Utah
Commission Expires: 08/20/2025

**SIERRA HOMEBUILDERS, LLC
VACANT LAND, , UT,
Loan No:**

**EXHIBIT "A"
LEGAL DESCRIPTION**

ALL OF THE PROPOSED RIVER VALLEY PHASE 8, DESCRIBED AS FOLLOWS:

Part of the Southeast Quarter of Section 5, Township 11 North, Range 3 West of the Salt Lake Baseline and Meridian described as follows:

Commencing at the Southeast Corner of Section 5, Township 11 North, Range 3 West of the Salt Lake Baseline and Meridian monumented with a Railroad Spike thence N00°32'10"E 1337.82 feet along the section line; thence West 1316.24 feet to the Northeast Corner of 160 of the River Valley Subdivision, Phase 6 recorded in the Box Elder County, Utah Recorder's Office on August 13, 2009 under Entry No. 282090 said point being the POINT OF BEGINNING and running thence S 00°40'22" W 271.35 feet along the west line of Terry Johnson Subdivision; thence along the north right of way line of BR Mountain Road the next two courses: 1) thence Westerly, a distance of 74.38 feet along a non tangent curve to the left of which the radius point lies S 05°17'25" E, with a radius of 1,658.00 feet, having a central angle of 02°34'13" and a chord that bears S 83°25'28" W 74.37 feet; 2) thence Westerly, a distance of 228.31 feet along a reverse curve to the right having a radius of 1,567.70 feet and a central angle of 08°20'39" and a chord that bears S 86°18'41" W 228.11 feet; thence N 00°29'09" E 270.23 feet; thence S 89°30'51" E 133.07 feet along the boundary of River Valley Subdivision, Phase 6, Lot 161 Amendment 2 recorded in the Box Elder County Recorder's Office under Entry No. 406388 on January 17, 2020; thence S 89°30'51" E 66.00 feet to the east right of way line of 2650 West Street; thence N 00°12'35" E 26.57 feet along said right of way line; thence S 89°40'25" E 103.25 feet along the boundary of River Valley Subdivision, Phase 6, Lot 160 Amendment recorded in the Box Elder County Recorder's Office under Entry No. 406387 on January 17, 2020 to the point of beginning.

ALL OF THE PROPOSED RIVER VALLEY PHASE 9, DESCRIBED AS FOLLOWS:

Part of the Southeast Quarter of Section 5, Township 11 North, Range 3 West of the Salt Lake Baseline and Meridian described as follows:

Commencing at the Southeast Corner of Section 5, Township 11 North, Range 3 West of the Salt Lake Baseline and Meridian monumented with a Railroad Spike thence N00°32'10"E 1555.20 feet along the section line; thence West 1816.68 feet to the POINT OF BEGINNING and running thence N 89°30'51" W 211.96 feet; thence S 00°29'09" W 510.24 feet; thence N 89°30'52" W 10.05 feet; thence Westerly, a distance of 390.97 feet along a curve to the right with a radius of 724.00 feet, having a central angle of 30°56'26" and a chord that bears N 74°02'39" W 386.24 feet; thence N 58°34'26" W 269.12 feet; thence N 00°24'52" E 434.80 feet to the Southwest Corner of Lot 9, Sorensen Subdivision, Phase 9; thence S 89°32'12" E 824.82 feet along the boundary of Sorensen Subdivision; thence S 00°12'35" W 166.28 feet to the point of beginning.