

HW 10898BC

WHEN RECORDED MAIL TO:  
MAIL TAX NOTICE TO:  
Ashley Marie Buffington  
420 S. 600 W.  
Brigham City, UT 84302

## **WARRANTY DEED**

**Benjamin McClellan and Barbara Ann McClellan,**

Grantors, of Brigham City, County of Box Elder, State of Utah hereby CONVEY and WARRANT to

**Ashley Marie Buffington and Richard Buffington,  
wife and husband as joint tenants**

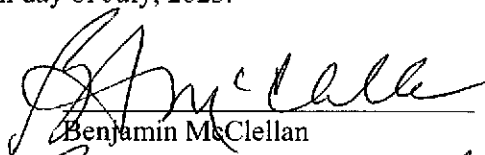
Grantees, of Brigham City, County of Box Elder, State of Utah for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in BOX ELDER County, State of UTAH, to-wit:

03-117-0025

Beginning at a point 452.56 feet North of the Southeast corner of Block 1, Plat "D", Brigham City Survey; thence West 164.84 feet; thence North 85 feet; thence East 164.83 feet; thence South 85 feet to point of beginning.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

WITNESS the hand of said grantors, this 5th day of July, 2023.

  
Benjamin McClellan

  
Barbara Ann McClellan

STATE OF UTAH )  
 )  
 ) ss.  
County of Box Elder )

On the 5th day of July, 2023, personally appeared before me Benjamin McClellan and Barbara Ann McClellan, the signers of the within instrument, who duly acknowledged to me that they executed the same.



  
Notary Public