

Ent: 467386 B: 1565 P: 1796

Chad Montgomery Box Elder County Utah Recorder

09/26/2023 04:03 PM Fee \$40.00 Page 1 of 3

For US TITLE INSURANCE AGENCY

Electronically Recorded By SIMPLIFILE LC E-RECORDING

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Sierra Homebuilders, LLC
470 North 2450 West
Tremonton, UT 84337

03-081-0027, 0028 > 03-081-0029 THRU 0031

WARRANTY DEED

File No.: 069601

APN: 03-081-0027 (pt) and 03-081-0028 (pt)

Heritage Land Development, LLC,

Grantor(s), of Tremonton, Box Elder County, State of Utah, hereby convey(s) and warrant(s) to

Sierra Homebuilders, LLC,

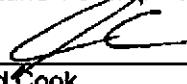
Grantee(s), of Tremonton, Box Elder County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Box Elder County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 26th day of September, 2023.

Heritage Land Development, LLC

BY: 

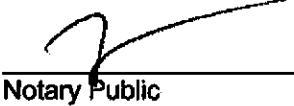
L. Boyd Cook
Authorized Signatory

STATE OF UTAH)

:ss)

COUNTY OF BOX ELDER)

The foregoing instrument was acknowledged before me the 26th day of September, 2023 by L. Boyd Cook as Authorized Signatory of Heritage Land Development, LLC.


Notary Public

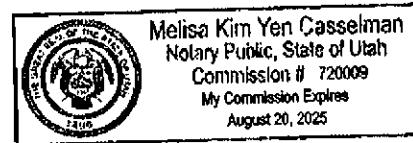


EXHIBIT "A"

03-081-0029

Proposed Phase 2 of the Cardamine Subdivision described as follows:

Part of Lots 3, 4 and 5, Block 12, Five Acre Plat located in part of the Northwest Quarter of Section 12, Township 9 North, Range 2 West of the Salt Lake Base and Meridian described as follows:

Commencing at the Southeast Corner of Section 12, Township 9 North, Range 2 West of the Salt Lake Base and Meridian monumented with a Brass Cap, thence N 00°17'21" W 3423.41 feet along the east line of said section; thence West 3835.19 feet to POINT OF BEGINNING and running

thence S 00°32'08" W 114.50 feet;

thence S 35°56'03" E 75.46 feet;

thence S 00°32'19" W 80.11 feet;

thence S 89°27'41" E 5.04 feet;

thence S 00°26'33" W 70.00 feet;

thence S 00°32'08" W 215.00 feet;

thence N 89°27'41" W 105.00 feet;

thence along Cardamine Subdivision, Phase 1 the next eleven courses:

1) thence N 44°27'46" W 14.14 feet;

2) thence N 89°27'01" W 60.00 feet;

3) thence S 45°30'16" W 14.15 feet;

4) thence N 89°27'41" W 105.00 feet;

5) thence N 00°32'08" E 365.78 feet;

6) thence N 03°26'09" W 60.14 feet;

7) thence N 89°27'52" W 25.06 feet;

8) thence Westerly, 39.50 feet along a curve to the left having a radius of 530.00 feet, a central angle of 04°16'12" and a chord that bears S 88°24'02" W 39.49 feet;

9) thence S 86°15'57" W 36.45 feet;

10) thence N 46°35'58" W 13.61 feet;

11) thence N 00°32'08" E 109.43 feet;

thence S 89°27'52" E 355.00 feet to the point of beginning.

Situated in Box Elder County, State of Utah