

Recording Requested by:
First American Title Insurance Company
585 West 500 South, Suite 100
Bountiful, UT 84010
(801)298-2400

NO OWNERSHIP CHANGE. GRANTORS
ARE NOT RECORD OWNER

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Luke Calder and Aneisa Calder
10055 N 11600 W
Tremonton, UT 84337

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **331-6291128 (EL)**
A.P.N.: **05-106-0008**

Chet Harris and Kaydee Bearce, Grantor, of **Tremonton, Box Elder** County, State of **UT**, hereby
CONVEY AND WARRANT to

Luke Calder and Aneisa Calder, husband and wife, Grantee, of **Tremonton, Box Elder** County,
State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following
described tract(s) of land in **Box Elder** County, State of **Utah**:

PARCEL 1:

**BEGINNING AT A POINT 26.5 FEET NORTH AND 163 FEET WEST FROM SOUTHEAST CORNER
OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 4 WEST, SALT
LAKE BASE AND MERIDIAN, THENCE WEST 120 FEET, THENCE NORTH 403 FEET, THENCE
EAST 250 FEET, THENCE SOUTH 60 FEET, THENCE SOUTH 20°50' WEST 369 FEET TO THE
POINT OF BEGINNING.**

FOR REFERENCE ONLY: APN 05-106-0008

PARCEL 2:

**PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 4 WEST,
SALT LAKE MERIDIAN, COMMENCING AT A LARGE NAIL AT THE EAST QUARTER CORNER OF
SECTION 16, TOWNSHIP 11 NORTH, RANGE 4 WEST, NORTH 0°0'0" EAST, ALONG THE EAST
LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26.5 FEET, THENCE SOUTH 90°0'0"
WEST 163 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 90°0'0" WEST 120
FEET, THENCE NORTH 0°0'0" EAST 433 FEET, THENCE NORTH 90°0'0" EAST 42.57 FEET,
THENCE NORTH 0°0'0" EAST 69.5 FEET TO THE SOUTHWEST CORNER OF PARCEL 05-106-
0028, THENCE NORTH 90°0'0" EAST ALONG THE SOUTH LINE OF SAID PARCEL 207.43 FEET**

A.P.N.: 05-106-0008

Warranty Deed - continued

File No.: 331-6291128 (EL)

TO THE SOUTHEAST CORNER OF SAID PARCEL AND A POINT ON THE WEST RIGHT OF WAY LINE OF 11600 WEST STREET, THENCE SOUTH 0°0'0" WEST ALONG SAID RIGHT OF WAY LINE 159.5 FEET, LEAVING RIGHT OF WAY LINE SOUTH 20°45'26" WEST 366.81 FEET (SOUTH 20°50' WEST 369 FEET BY RECORD) TO THE TRUE POINT OF BEGINNING.

LESS [05-106-0008]: BEGINNING AT A POINT 26.5 FEET NORTH AND 163 FEET WEST FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 4 WEST, SALT LAKE MERIDIAN, THENCE WEST 120 FEET, THENCE NORTH 403 FEET, THENCE EAST 250 FEET, THENCE SOUTH 60 FEET, THENCE SOUTH 20°50' WEST 369 FEET TO THE POINT OF BEGINNING.

LESS [05-106-0032]: A 20 FOOT WIDE PARCEL OF GROUND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 4 WEST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS: COMMENCING AT THE NAIL FOUND AT THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 4 WEST OF THE SALT LAKE BASE AND MERIDIAN, (NOTE: NEWER 2015 MARKER IS APPROXIMATELY 4.4 FEET EASTERLY FROM THE OLD MARKER FOUND IN 1999-2000) FROM WHICH THE RAILROAD SPIKE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 16 BEARS NORTH 00°05'57" WEST (NORTH FROM THE OLD MARKER) 2,645.80 FEET; AND RUNNING THENCE NORTH 00°05'57" EAST (NORTH BY RECORD ALONG THE PREVIOUS LINE) 529.02 FEET; THENCE WEST 36.56 FEET (33 FEET BY RECORD FROM THE OLD LINE) TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE WEST 207.43 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST 207.43 FEET; THENCE NORTH 20.00 FEET TO THE POINT OF BEGINNING.

FOR REFERENCE ONLY: APN 05-106-0033

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2023 and thereafter.

Witness, the hand(s) of said Grantor(s), this 10/31/2023.

A.P.N.: 05-106-0008

Warranty Deed - continued

File No.: 331-6291128 (EL)

Chet Harris
Chet Harris

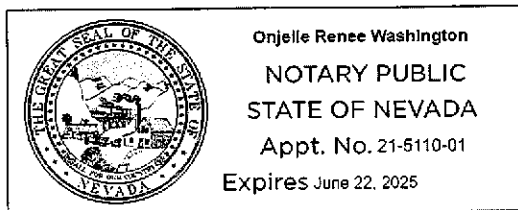
STATE OF Nevada)
County of CLARK) ss.

On 10/31/2023, before me, the undersigned Notary Public, personally appeared **Chet Harris** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 06/22/2025

Onjelle Renee Washington
Notary Public



Notarial act performed by audio-video communication.

A.P.N.: 05-106-0008

Warranty Deed - continued

File No.: 331-6291128 (EL)

Kaydee Bearce

Kaydee Bearce

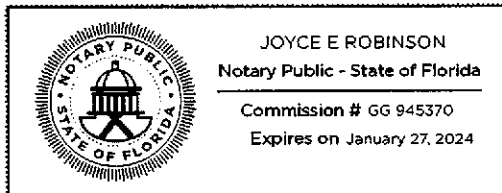
STATE OF Florida)
 County of Marion)ss.

On 10/31/2023, before me, the undersigned Notary Public, personally appeared **Kaydee Bearce**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 01/27/2024

Notary Public

Joyce E Robinson
Joyce E Robinson

Notarized online using audio-video communication