

Ent: 468707 B: 1569 P: 0640

Chad Montgomery Box Elder County Utah Recorder

10/31/2023 03:41 PM Fee \$40.00 Page 1 of 4

For FIRST AMERICAN - BOUNTIFUL

Electronically Recorded By SIMPLIFILE LC E-RECORDING

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.

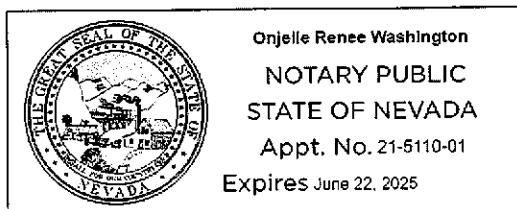
On 10/31/2023, before me, the undersigned Notary Public, personally appeared **Chet Harris** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the 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




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 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 \_\_\_\_\_)ss.  
 County of Marion \_\_\_\_\_)

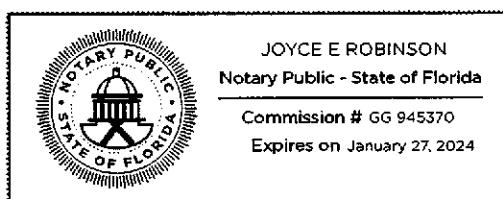
On 10/31/2023, before me, the undersigned Notary Public, personally appeared **Kaydee Bearce**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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



Notarized online using audio-video communication