

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

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

CORRECTIVE WARRANTY DEED

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

Kaydee C. Bearce and Chet H. Harris, 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**

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Warranty Deed - continued

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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 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

****THIS CORRECTIVE WARRANTY DEED IS BEING DONE TO CORRECT ENTRY #468707, BOOK 1569 AT PAGE 0604, RECORDED OCTOBER 31, 2023****

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 November 7th 2023.

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Warranty Deed - continued

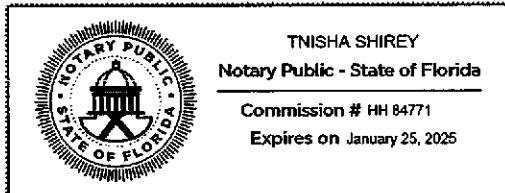
File No.: 331-6291128 (EL)

Kaydee C. Bearce**Kaydee C. Bearce**

STATE OF Florida)
 County of Pasco)ss.

On 11/07/2023, before me, the undersigned Notary Public, personally appeared **Kaydee C. 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.

Tnisha Shirey

Notary Public

My Commission Expires: 01/25/2025

By means of Online Notarization

Notarized online using audio-video communication

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

Warranty Deed - continued

File No.: 331-6291128 (EL)

Chet H. Harris

Chet H. Harris

STATE OF Washington)
 County of Thurston) ss.

On 11/07/2023, before me, the undersigned Notary Public, personally appeared **Chet H. 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.

Dawn Hemphill

Notary Public

My Commission Expires: 03/21/2026

DAWN HEMPHILL
 NOTARY PUBLIC
 STATE OF WASHINGTON
 COMMISSION # 198113
 COMMISSION EXPIRES 03/21/2026

This notarial act involved the use of communication technology