

Ent: 468912 B: 1569 P: 1721

Chad Montgomery Box Elder County Utah Recorder

11/08/2023 11:29 AM 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

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

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

Warranty Deed - continued

File No.: **331-6291128 (EL)**

FEET, THENCE NORTH $0^{\circ}0'0''$ EAST 433 FEET, THENCE NORTH $90^{\circ}0'0''$ EAST 42.57 FEET, THENCE NORTH $0^{\circ}0'0''$ EAST 69.5 FEET TO THE SOUTHWEST CORNER OF PARCEL 05-106-0028, THENCE NORTH $90^{\circ}0'0''$ 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 $0^{\circ}0'0''$ WEST ALONG SAID RIGHT OF WAY LINE 159.5 FEET, LEAVING RIGHT OF WAY LINE SOUTH $20^{\circ}45'26''$ WEST 366.81 FEET (SOUTH $20^{\circ}50'$ 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 $20^{\circ}50'$ 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 $00^{\circ}05'57''$ WEST (NORTH FROM THE OLD MARKER) 2,645.80 FEET; AND RUNNING THENCE NORTH $00^{\circ}05'57''$ 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.

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

Warranty Deed - continued

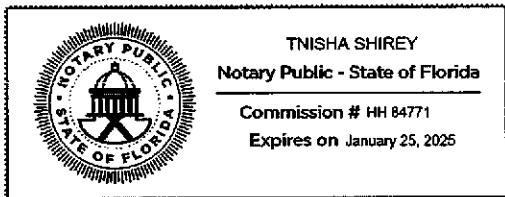
File No.: 331-6291128 (EL)

Kaydee C. Pearce

Kaydee C. Bearce

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.



Trisha Shirley
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

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 H. Campbell
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