

When Recorded Mail To:  
Malone H. Molgard  
Attorney at Law  
102 South 100 West - PO Box 461  
Brigham City UT 84302

Send Tax Notice To:  
BAD ASSETS, Inc.  
777 West 1500 North  
Brigham City UT 84302

## SPECIAL WARRANTY DEED

KEB Investment Inc., also known as K. E. B. Investment Inc., a Utah Corporation, Grantor, of Box Elder County, State of Utah, hereby conveys and warrants to BAD ASSETS, Inc., Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the following tracts of land located in Brigham City, Box Elder County, State of Utah, and more particularly described as:

See Exhibit "A"

WITNESS the hand of said Grantors this 30<sup>th</sup> day of September 2024.

KEB INVESTMENT, INC. A.k.a. K.E.B.  
INVESTMENT, INC.

Dawn Spencer  
Witness

  
BRENT R. DICKAMORE, President, Grantor

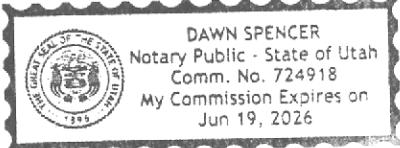
KEB INVESTMENT, INC. A.k.a. K.E.B.  
INVESTMENT, INC.

Dawn Spencer  
Witness

  
ELDON DICKAMORE, Vice President, Grantor

STATE OF UTAH )  
: ss.  
COUNTY OF BOX ELDER )

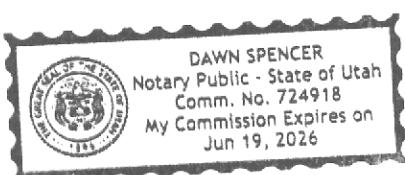
On the 30<sup>th</sup> day of September 2024, personally appeared before me BRENT R. DICKAMORE, who being duly sworn did say that he is the President of KEB INVESTMENT, INC. A.k.a. K.E.B. INVESTMENT, INC., and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors and said BRENT R. DICKAMORE, duly acknowledge to me that said Corporation executed the same.



Dawn Spencer  
Notary Public

STATE OF UTAH )  
: ss.  
COUNTY OF BOX ELDER )

On the 30<sup>th</sup> day of September 2024, personally appeared before me ELDON DICKAMORE, who being duly sworn did say that he is the Vice President of KEB INVESTMENT, INC. A.k.a. K.E.B. INVESTMENT, INC., and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors and said ELDON DICKAMORE, duly acknowledge to me that said Corporation executed the same.



Dawn Spencer  
Notary Public

## EXHIBIT "A"

### Parcel No. 03-214-0004

1065 W Forest Street, Brigham City, Utah 84302.  
LOT 4 KEB AMENDED BRIGHAM CITY SURVEY.

### Parcel No. 03-214-0006

1045 W Forest Street, Brigham City, Utah 84302.  
LOT 03 KEB SUBDIVISION AMENDED BCS. CONT .75 AC

### Parcel No. 03-214-0007

1045 W Forest Street, Brigham City, Utah 84302.  
LOT 03A KEB SUBDIVISION AMENDED BCS. CONT 1.29 AC

### Parcel No. 03-118-0039

BEG AT A POINT 9.08 CHS SOUTH OF NE CORNER OF NW/4 OF SEC 23, T 09N, R 02W, SLM. THENCE SOUTH 7.06 CHS, N 89°47'00" W 39.50 CHS, NORTH 7.46 CHS, S 89°13'00" E 39.50 CHS TO BEG.

LESS: [03-214-0008 THRU 0013] KEB SUBDIVISION, NO 02, BCS. PART OF THE NW/4 OF SEC 23, T 09N, R 02W, SLBM (DOC# 186585 07/11/2003).

LESS: [03-118-0014] PART OF THE NW/4 OF SEC 23, T 09N, R 02W, SLBM. BEGINNING AT GRANTORS NW PROPERTY CORNER, BEING ON THE EXISTING EAST R/W LINE OF 1200 WEST ST, LOCATED 564.67 FT S 00°14'42" E ALONG THE WEST LINE OF SD SEC AND 33.00 FT S 88°58'43" E FROM THE NW CORNER OF SD SEC 23; THENCE S 88°58'43" E (S 89°13'00" E BY RECORD) 40.14 FT ALONG GRANTORS NORTH BOUNDARY LINE TO THE NEW EAST R/W LINE OF 1200 WEST ST; S 00°15'29" E 490.65 FT ALONG SAID NEW EAST R/W LINE TO GRANTORS SOUTH BOUNDARY LINE; N 89°32'54" W (N 89°47'00" W BY RECORD) 40.25 FT ALONG SAID NORTH BOUNDARY LINE TO GRANTORS SW PROPERTY CORNER BEING ON SAID EXISTING EAST R/W LINE; N 00°14'42" W 491.05 FT (NORTH 492.36 FT BY RECORD) ALONG SAID EAST R/W LINE TO THE POINT OF BEGINNING.

LESS: ALL OF K.E.B. SUBDIVISION NO 3. PART OF NW/4 OF SEC 23, T 09N, R 02W, SLB&M.

### Parcel No. 03-118-0036

LOT 5R OF K.E.B. SUBDIVISION NO 3. PART OF NW/4 OF SEC 23, T 09N, R 02W, SLB&M.