

This Document Prepared By:

VOYANT LEGAL PLLC
991 Shepard Lane, Suite 210
Farmington, Utah 84025

**After Recording, Return and
Mail Tax Statements To:**

Laree Cobb
1854 Van Buren Avenue
Ogden, Utah 84401

APN: 03-089-0045

WARRANTY DEED

LAREE COBB, Trustee of THE LARICH FAMILY TRUST, dated March 27, 2003, GRANTOR,

Whose current mailing address is 1854 Van Buren Avenue, Ogden, Utah 84401;

HEREBY conveys and warrants to

MARYJO C. STRINGHAM, Trustee of THE LARICH FAMILY INVESTMENT TRUST, U/A dated December 19, 2024, and any trustee(s) in succession, GRANTEE(S),

Whose mailing address is 1854 Van Buren Avenue, Ogden, Utah 84401;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the County of Box Elder, State of Utah:

See Exhibit "A" attached

More commonly known as 539 N 100 E, Brigham City, Utah 84302.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

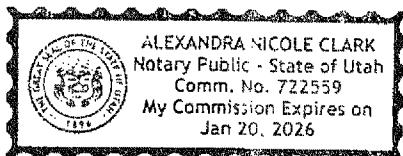
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WITNESS, the hand of said grantor, this 19th day of December, 2024.


LAREE COBB, Trustee

STATE OF UTAH)
) ss.
COUNTY OF WEBER)

On this December 19, 2024, personally appeared before me LaRee Cobb, Trustee of The LaRich Family Trust, dated March 27, 2003, the signer of the foregoing instrument who duly acknowledged to me that she executed the same.





NOTARY PUBLIC
My commission expires: 01/20/2026

EXHIBIT "A"

Beginning at the Southeast corner of Lot 2, Block 43, Plat "C", Brigham City Survey and running thence West 165 feet, thence North 140 feet, thence East 165 feet, thence South 140 feet to the place of beginning.

TAX ID NUMBER 03-089-0045 (for reference purposes only)