

Ent: 485307 B: 1614 P: 1241

Chad Montgomery Box Elder County Utah Recorder
03/21/2025 11:36 AM Fee \$40.00 Page 1 of 2
For HERITAGE WEST TITLE--BE
Electronically Recorded By SIMPLIFILE LC E-RECORDING

HW 11245DP

WHEN RECORDED MAIL TO:

05-106-0008 & 0033 > 05-106-0049

MAIL TAX NOTICE TO:

Luke Calder
10055 N 11600 W
TREMONTON, UT 84337

SPECIAL WARRANTY DEED

Luke Calder and Aneisa Calder,

Grantors, of Tremonton, County of Box Elder, State of Utah hereby CONVEY AND WARRANT
AGAINST THE ACTS OF THE GRANTORS ONLY to:

**Luke Calder and Aneisa Calder,
husband and wife,**

Grantees of Tremonton, County of Box Elder, State of Utah for the sum of TEN DOLLARS and other
good and valuable consideration, the following described tract of land in BOX ELDER County, State of
UTAH, to-wit:

see attached Exhibit A

*It is the intent of the Grantors to combine tax parcels 05-106-0008 & 05-106-0033 into a single parcel
for taxing purposes.*

Subject to easements, restrictions, encumbrances and rights of way of record, and taxes for the year 2025
and thereafter.

WITNESS, the hand of said grantors, this 13 day of March, 2025.

Luke Calder
Luke Calder
Aneisa Calder
Aneisa Calder

STATE OF UTAH)
:ss.
County of Box Elder)

On the 13 day of March, 2025, personally appeared before me Luke Calder and Aneisa Calder, the
signers of the within instrument, who duly acknowledged to me that they executed the same.

Amy Dawn Benson
Notary Public

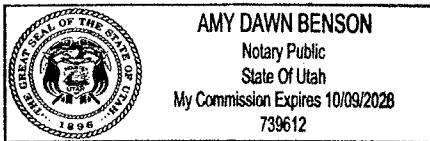


Exhibit A

05-106-0049

05-106-0008 & 05-106-0033

Part of the Northeast quarter of Section 16, Township 11 North, Range 4 West, Salt Lake Meridian. Commencing at a point located North 00°00'00" East along the East section line 26.5 feet and South 90°00'00" West 163 feet from a large nail at the East quarter corner of Section 16, Township 11 North, Range 4 West, Salt Lake Meridian, and running thence South 90°00'00" West 120 feet, thence North 00°00'00" East 433 feet, thence North 90°00'00" East 42.57 feet, thence North 00°00'00" 49.5 feet to the Southwest corner of parcel 05-106-0032, thence North 90°00'00" East 207.43 feet along the South line of said parcel 05-106-0032 to a point on the West right-of-way line of 11600 West Street, thence South 00°00'00" West along said right-of-way line 139.5 feet, thence leaving the West right-of-way line running South 20°45'26" West 366.81 feet (South 20°50' West 369 feet by record) to the point of beginning. Containing 2.209 acres.