

WHEN RECORDED MAIL TO:  
LINDA DIAN GAUTHIER  
2535 NORTH 2400 WEST  
BRIGHAM CITY, UT 84302.box elder

WORKS WITH ENT# 493108  
04-046-0011, 0012 > 04-046-0040, 0041

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY \_\_\_\_\_  
RECORDED AT THE REQUEST OF PHILLIPS-HANSEN LAND TITLE COMPANY ORDER # PH16249  
MAIL TAX NOTICE TO: LINDA DIAN GAUTHIER 2535 NORTH 2400 WEST, , BRIGHAM CITY, UT  
84302.

# WARRANTY DEED

**TULEVIEW FARMS, LC**, a Limited Liability Company organized and existing under the laws of the State of Utah, with its principal office in Brigham City, Box Elder County, Utah and

## LINDA DIANE GAUTHIER,

## GRANTORS

HEREBY CONVEY AND WARRANT TO

**LINDA DIANE GAUTHIER,  
of BRIGHAM CITY, BOX ELDER, UT**

**GRANTEE**

FOR THE SUM OF TEN AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE  
CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN COUNTY, STATE OF  
UTAH:

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2025, AND THEREAFTER.

The officer(s) who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized by the Limited Liability Company.

WITNESS the hand of said grantor, this 13 day of November, 2025.

## TULEVIEW FARMS, LC

BY: JEFFREY A. HARDY, MANAGER

On the 13<sup>rd</sup> day of November, 2025, personally appeared before me JEFFREY A. HARDY who being duly sworn did say that he is the Manager of **TULEVIEW FARMS, LC**, the limited liability company that executed the above and foregoing instrument and that said instrument was signed in behalf of said limited liability company by authority of its operating agreement.

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Notary Public



BRUCE M EVANS  
Notary Public  
State of Utah  
My Commission Expires 06/24/2027  
Commission Number 731528

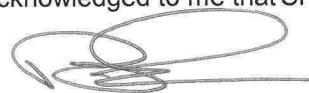


**LINDA DIANE GAUTHIER**

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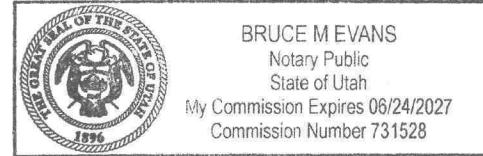
STATE OF UTAH )  
)ss  
COUNTY OF BOX ELDER)

On the 13 day of November, A.D. 2025, personally appeared before me LINDA DIANE GAUTHIER the signer(s) of the within and foregoing instrument, who duly acknowledged to me that SHE executed the same.



Notary Public

My Commission Expires:  
Residing at:



### **EXHIBIT "A"**

#### **PARCEL NO. 2 BOUNDARY DESCRIPTION 04-046-0041**

A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF ACE LAND & LIVESTOCK LLC PROPERTY, TAX ID NO. 04-046-0013 BEING A POINT ON THE CENTER SECTION LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF 2400 WEST STREET LOCATED 443.95 FEET NORTH 00°02'49" EAST AND 174.50 FEET NORTH 00°02'49" EAST ALONG SAID CENTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33;

RUNNING THENCE NORTH 89°57'11" WEST 264.00 FEET; THENCE NORTH 00°02'49" EAST 172.00 FEET TO THE SOUTH LINE OF TULEVIEW FARMS LC PROPERTY, TAX ID NO. 04-046-0039; THENCE SOUTH 89°57'11" EAST (EAST BY RECORD) 264.00 FEET TO A POINT DESCRIBED OF RECORD AS 49 RODS NORTH AND 160 RODS EAST OF THE SOUTHWEST CORNER OF SECTION 33, ALSO BEING THE SOUTHEAST CORNER OF SAID TULEVIEW FARMS LC PROPERTY BEING A POINT ON SAID WEST RIGHT-OF-WAY LINE AND ALSO BEING A POINT ON SAID CENTER SECTION LINE; THENCE SOUTH 00°02'49" WEST (SOUTH BY RECORD) 172.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID CENTER SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 1.042 ACRES.

HANSEN AND ASSOCIATES SURVEY JOB NUMBER 20-3-355

THE PURPOSE OF THIS DEED IS TO PERFORM A LOT LINE ADJUSTMENT.