

WARRANTY DEED

T-1300PIGGUE
TAX PARCEL NO. 12-032-0-0067

BRANDO PIGGUE AND DEBRA CHILDRESS NOW KNOWN AS DEBRA CHILDRESS-PIGGUE grantor
of TOOELE County of TOOELE, State of UTAH

hereby, CONVEY and WARRANT to

BRANDO PIGGUE AND DEBRA CHILDRESS-PIGGUE, HUSBAND AND WIFE AS JOINT TENANTS grantee
of 687 N 310 E
TOOELE UT 84074 County of TOOELE, State of UTAH

For the sum of \$10.00 dollars and other good and valuable considerations.
The follow described tract of land in TOOELE County, State of UTAH to-wit:

A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING PART OF LOT 37 AND LOT 38, THE RIDGE PLAT "B", AS RECORDED WITH THE OFFICE OF THE TOOEELE COUNTY RECORDER, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID THE RIDGE PLAT "B" SUBDIVISION, SAID POINT BEING NORTH 89°39'20" EAST ALONG THE SECTION LINE 925.76 FEET AND NORTH 5.06 FEET AND NORTH 00°15'13" WEST 162.00 FEET AND NORTH 00°15'13" WEST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 70.73 FEET FROM THE WEST QUARTER OF SAID SECTION 22, AND RUNNING THENCE NORTH 00°15'13" WEST ALONG SAID WESTERLY LINE 75.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 38; THENCE ALONG THE NORTHERLY AND EASTERLY LINE AND LINE EXTENSION OF SAID LOT 38 THE FOLLOWING (2) COURSES: (1) NORTH 89°44'47" EAST 100.00 FEET, (2) SOUTH 00°15'13" EAST 84.76 FEET; THENCE NORTH 45°15'13" WEST 23.50 FEET; THENCE SOUTH 89°32'22" WEST 73.69 FEET; THENCE SOUTH 52°31'46" WEST 12.17 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions, rights of way appearing of record or enforceable in law and equity.

WITNESS the hands of said grantor(s), this 29th day of Sept, 2022.

