

Mail Tax Notice to: **James R. Boud, Trustee**  
**765 East 9000 South, #A-1**  
**Sandy UT 84094**

# Warranty Deed

Order No.: 30857

**Greg J. McPhie, Grantor**  
of: **Heber City, State of Utah**

hereby **CONVEYS AND WARRANTS TO**

**James R. Boud, Trustee of the Linda Boud Revocable Trust, dated August 22, 1984, Grantee**  
of: **Sandy, State of Utah**

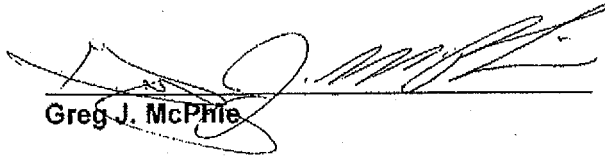
for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Iron County, State of Utah, to-wit:

**See Attached Exhibit for Legal Description**

Together with all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.

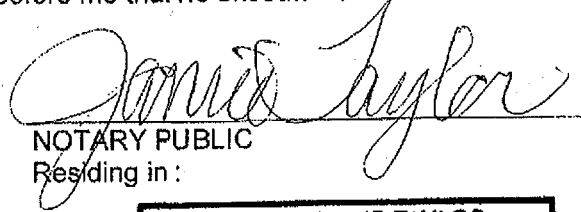
Subject to easements, rights-of-way, restrictions of record.

WITNESS the hand of said Grantor, January 14, 2013.

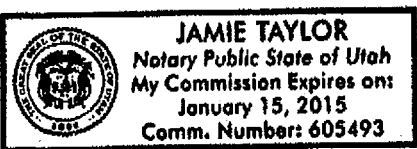
  
\_\_\_\_\_  
Greg J. McPhie

County of Wasatch        )  
  ) ss.  
State of Utah             )

On the 14th day of January, 2013, personally appeared before me, **Greg J. McPhie**, the signer of the within instrument who duly acknowledged before me that he executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing in :

My Commission Expires: 1/15/15



## EXHIBIT A - Legal Description

Beginning at a point South  $89^{\circ}59'02''$  West 659.78 feet and South  $00^{\circ}32'21''$  East 156.59 feet from the Northeast Corner of the Southeast Quarter of the Northwest Quarter of Section 15, Township 36 South, Range 11 West, Salt Lake Base and Meridian said point of beginning being at the P.C. of a Curve to the Right on the South Right of Way line of 200 South Street; Curve Data: Def.Ang.= $26^{\circ}06'28''$ , R=75.00', T=17.39', C=33.88' Chord Bearing North  $12^{\circ}29'54''$  East; thence along the Arc of said Curve 34.17 feet to a point on the Centerline of said 200 South Street; thence North  $89^{\circ}22'48''$  East along said Centerline, 200 South Street 219.79 feet to a point 20.0 feet West of the Interstate 15 Right of Way; thence South  $00^{\circ}25'16''$  East Parallel with said Right of Way 33.00 feet to a point on the South line of 200 South Street; thence South  $00^{\circ}28'05''$  East 211.63 feet; thence South  $89^{\circ}22'48''$  West 61.88 feet; thence North  $00^{\circ}33'09''$  West 86.0 feet; thence South  $89^{\circ}22'48''$  West 165.17 feet to the East line of 1400 West Street; thence North  $00^{\circ}33'26''$  West along the East line of said street, 145.63 feet to the point of beginning.

Serial No. B-0117-0010-000. Account No. 70919.

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765 East 9000 South, #A-1  
Sandy, UT 84094

## CORRECTIVE AFFIDAVIT

County of Iron

State of Utah

The undersigned, having been duly sworn hereby deposes and says as follows:

1. I am a resident of Iron County, State of Utah, over the age of twenty-one years and in all respects competent to testify to the matters contained herewith.
2. I am the President of Cedar Land Title, Inc.
3. I am familiar with a certain Warranty Deed by and between Greg J. McPhie as Grantor and James R. Boud, Trustee of the Linda Boud Revocable Trust, dated August 22, 1984 as Grantee, recorded January 15, 2013, as Entry No. 638689 in Book 1265 at Page(s) 1925-1926 of Official Iron County Records.
4. That I am personally acquainted with the execution of said Warranty Deed.
5. Due to a clerical error, the Legal Description on the above mentioned Warranty Deed was incorrect as follows:

Beginning at a point South 89°59'02" West 659.78 feet and South 00°32'21" East 156.59 feet from the Northeast Corner of the Southeast Quarter of the Northwest Quarter of Section 15, Township 36 South, Range 11 West, Salt Lake Base and Meridian said point of beginning being at the P.C. of a Curve to the Right on the South Right of Way line of 200 South Street; Curve Data: Def.Ang.=26°06'28", R=75.00', T=17.39', C=33.88' Chord Bearing North 12°29'54" East; thence along the Arc of said Curve 34.17 feet to a point on the Centerline of said 200 South Street; thence North 89°22'48" East along said Centerline, 200 South Street 219.79 feet to a point 20.0 feet West of the Interstate 15 Right of Way; thence South 00°25'16" East Parallel with said Right of Way 33.00 feet to a point on the South line of 200 South Street; thence South 00°28'05" East 211.63 feet; thence South 89°22'48" West 61.88 feet; thence North 00°33'09" West 86.0 feet; thence South 89°22'48" West 165.17 feet to the East line of 1400 West Street; thence North 00°33'26" West along the East line of said street, 145.63 feet to the point of beginning.

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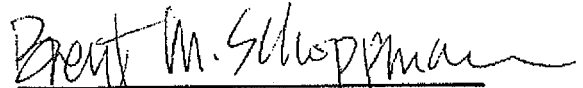
6. The Correct Legal Description on said Deed of Trust should read as follows:

Beginning at a point South 89°59'02" West 659.78 feet and South 00°32'21" East 156.59 feet from the Northeast Corner of the Southeast Quarter of the Northwest Quarter of Section 15, Township 36 South, Range 11 West, Salt Lake Base and Meridian said point of beginning being at the P.C. of a Curve to the Right on the South Right of Way line of 200 South Street; Curve Data: Def.Ang.=26°06'28", R=75.00', T=17.39', C=33.88' Chord Bearing North 12°29'54" East; thence along the Arc of said Curve 34.17 feet to a point on the Centerline of said 200 South Street; thence North 89°22'48" East along said Centerline, 200 South Street 219.79 feet to a point 20.0 feet West of the Interstate 15 Right of Way; thence South 00°25'16" East Parallel with said Right of Way 33.00 feet to a point on the South line of 200 South Street; thence South 00°28'05" East 211.63 feet; thence South 89°22'48" West 61.88 feet; thence North 00°33'09" West 66.0 feet; thence South 89°22'48" West 165.17 feet to the East line of 1400 West Street; thence North 00°33'26" West along the East line of said street, 145.63 feet to the point of beginning.


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7. Further affiant sayeth not.

Cedar Land Title, Inc.

  
Brent M. Schoppmann, President

Subscribed and sworn before me this 11<sup>th</sup> day of February, 2013

  
Notary Public  
Residing in: Cedar City, Utah

My Commission Expires: 4-1-2013

