

**00801748 B: 1634 P: 680**

B: 1634 P: 680 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 3

01/31/2023 04:16:59 PM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

Mail Recorded Deed & Tax Notice To:  
Coal Creek Townhomes, LLC, a Utah limited liability company  
2789 E. Kenton Drive  
Millcreek, UT 84109



**COTTONWOOD  
TITLE**

File No.: 164509-KAR

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## **WARRANTY DEED**

James R. Boud, Trustee of the Amended and Restated Linda Christine Boud Revocable Trust, dated June 23, 2020 (who originally acquired title as the Linda Boud Revocable Trust, dated August 22, 1984 and the Linda Christine Boud Revocable Trust dated August 22, 1984)

**GRANTOR(S)** of Sandy, State of Utah, hereby Conveys and Warrants to

Coal Creek Townhomes, LLC, a Utah limited liability company

**GRANTEE(S)** of Millcreek, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Iron County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

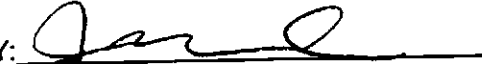
**TAX ID NO.:** B-1117-0010-0000 and B-1117-1118-0001-2 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 31st day of January, 2023.

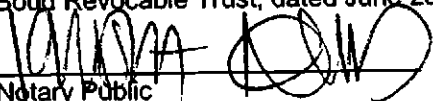
Amended and Restated Linda Christine Boud  
Revocable Trust, dated June 23, 2020

BY:   
James R. Boud  
Trustee

STATE OF UTAH

COUNTY OF DAVIS

On this 31st day of January, 2023, before me, personally appeared James R. Boud, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same as Trustee on behalf of the Amended and Restated Linda Christine Boud Revocable Trust, dated June 23, 2020.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

Beginning South 89°59'02" West 650.98 feet and South 123.61 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 and said point being on the vacated centerline of 200 South Street; thence North 89°22'48" East along said vacated centerline 219.80 feet; thence South 00°25'16" East 33.00 feet; thence North 89°22'48" East 20.00 feet to the Westerly right-of-way line of I-15; thence South 00°25'54" East along said Westerly right-of-way line 147.97 feet; thence South 89°58'20" West 247.06 feet to the Easterly right-of-way line of 1400 West Street; thence North 00°33'26" West along said Easterly right-of-way line 145.42 feet to a point of curve; thence along the arc of a curve to the right with a radius of 75.00 feet a distance of 34.18 feet (the chord of said curve bears North 12°29'59" East 33.88 feet) to the point of beginning.