

12
When Recorded Mail To:
BC Strategies, LLC,
a limited liability company
2347 South 675 West
Syracuse, UT. 84075

Ent 258043 Bk 1037 Pg 355
Date 22-Jan-2008 11:15AM Fee \$12.00
LuAnn Adams - Filed By dl
Box Elder Co., UT
For BONNEVILLE TITLE CO

Order No. 120938

Tax ID No. 06-098-0017

Space above this line for Recorder's use

Warranty Deed

Cade Erickson and Brett Mills, GRANTOR(S)

hereby CONVEYS AND WARRANTS TO

BC Strategies, LLC, a limited liability company , GRANTEE(S)

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

See "Exhibit A" attached hereto

WITNESS the hand of said Grantor(s) this 17th day of January, 2008.

Cade Erickson

Brett Mills

State of Utah

}

}ss.

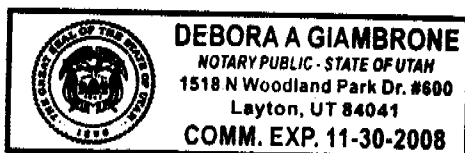
County of Davis

}

On the 16th day of January, 2008, personally appeared before me Cade Erickson and Brett Mills, the signer(s) of the above instrument, who duly acknowledged to me that such person(s), executed the same.

Witness my hand and official seal.

Notary Public



Bonneville Superior Title Company

Exhibit A
LEGAL DESCRIPTION

File Number: 120938

Part of the Northwest Quarter of Section 35, Township 12 North, Range 3 West, Salt Lake Base and Meridian:

Beginning at a point located South 00°00'00" West 907.80 feet (907.5 feet by record) along the West line of Section and South 90°00'00" East 181.50 feet from the Northwest corner of said Northwest Quarter, running thence South 90°00'00" East 181.50 feet, thence North 00°00'00" East 181.56 feet (181.50 feet by record), thence North 88°28'29" East 2238.63 feet (East 2277.0 feet record) to the West line of Northwest Quarter and a point South 00°34'18" East 726.00 feet from the Northeast corner of said Northwest Quarter, running thence South 00°34'18" East 620.36 feet (~~South~~^{EAST} 594.0 feet by record) along said East line to the South to the Southeast corner of the North half of said Northwest Quarter, thence South 88°58'25" West 2425.92 feet (West 2458.5 feet by record) along the South line of said North half to the East line of Plat J of the Garland City Survey, thence North 00°00'00" East 422.63 feet (412.5 feet by record) along said East line to point of beginning.

Less: all of Strella Subdivision Phase 1, according to the Official Plat thereof recorded July 19, 2000, as Entry No. 143077, of Official Records.



Bonneville Superior Title Company

12
WHEN RECORDED, MAIL TO:
BRETT MILLS
2347 SOUTH 675 WEST
Syracuse, UT 84075

Ent 273447 Bk 1077 Pg 907
Date 30-Jan-2009 10:12AM Fee \$12.00
LuAnn Adams - Filed By mm
Box Elder Co., UT
For BRETT MILLS

06-067-0117 > off
0118 > 0059

WARRANTY DEED

GSF Properties, LLC ("Grantor"), hereby conveys and warrants to BC Strategies, LLC ("Grantee") for the sum of ten dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Box Elder County, State of Utah, to wit:

Beginning at a point on the quarter section line, said point being North 88°41'24" East 2,594.31 feet along the section line to the North Quarter Corner of Section 35, Township 12 North, Range 3 West, Salt Lake Base and Meridian and South 0°34'23" East 989.84 feet along the quarter section line from the Northwest Corner of Section 35, Township 12 North, Range 3 West, Salt Lake Base and Meridian, and running; Thence southeasterly 157.95 feet along the arc of a 366.00 foot radius curve to the right, (center bears South 64°14'51" West and long chord bears South 13°23'22" East 156.72 feet, with a central angle of 24°43'34"); Thence South 1°01'36" East 203.41 feet; Thence South 88°58'25" West 36.38 feet to the quarter section line; Thence North 0°34'23" West 356.51 feet along the quarter section line to the point of beginning. Contains 10,810 square feet, 0.25 acres. Beginning at a point on the quarter section line, said point being North 88°41'24" East 2,594.31 feet along the section line to the North Quarter Corner of Section 35, Township 12 North, Range 3 West, Salt Lake Base and Meridian and South 0°34'23" East 989.84 feet along the quarter section line from the Northwest Corner of Section 35, Township 12 North, Range 3 West, Salt Lake Base and Meridian, and running;

Thence southeasterly 157.95 feet along the arc of a 366.00 foot radius curve to the right, (center bears South 64°14'51" West and long chord bears South 13°23'22" East 156.72 feet, with a central angle of 24°43'34");

Thence South 1°01'36" East 203.41 feet;

Thence South 88°58'25" West 36.38 feet to the quarter section line;

Thence North 0°34'23" West 356.51 feet along the quarter section line to the point of beginning.

Contains 10,810 square feet, 0.25 acres.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed the 21st day of ~~December, 2008.~~ January 2009

GSF Properties, LLC

By: *Keith C. Tilley*
Its: *Manager*

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 21st day of January 2009, personally appeared before me *Keith C. Tilley*, manager of GSF Properties, LLC, and acknowledged to me that the foregoing instrument was signed by him.

Debra A. Giambrone
NOTARY PUBLIC

