

141632CA
MAIL TAX NOTICE TO:
Richard Chilcoat
90 Sherwood Drive
Providence, UT 84332



Ent 1288706 Bk 2258 Pg 0833
Date 02-Jun-2021 02:13PM Fee \$40.00
Devron Andersen, Rec. - Filed By CC
Cache County, UT
For PINNACLE TITLE
Electronically Submitted by Simplifile

RESPA
WARRANTY DEED
TRUST FORM

Edward M. Banda and Laura M. Banda, Trustees of the BANDA TRUST, dated March 21, 2017, as community property

GRANTOR(S)

HEREBY GRANT, CONVEY AND FOREVER WARRANT TO

Richard A Chilcoat, a married man as his sole and separate property

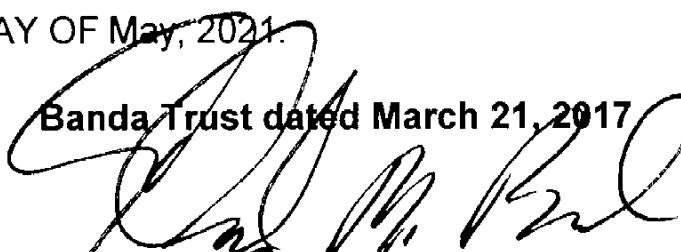
GRANTEE(S)

OF Providence, COUNTY OF Cache, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN Cache COUNTY, STATE OF UTAH:

03-127-0884, 02-155-0033, 03-127-0885

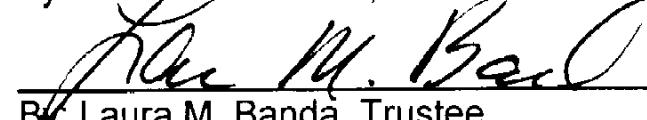
See Attached Exhibit "A"

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 21 DAY OF May, 2021.



Banda Trust dated March 21, 2017

By: Edward M. Banda, Trustee



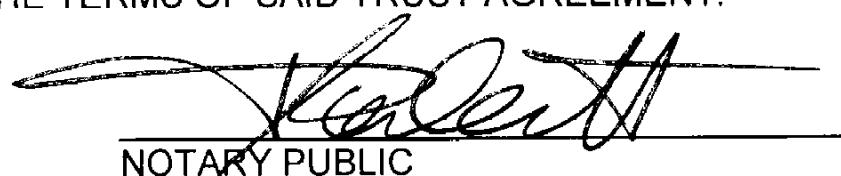
Laura M. Banda

By: Laura M. Banda, Trustee

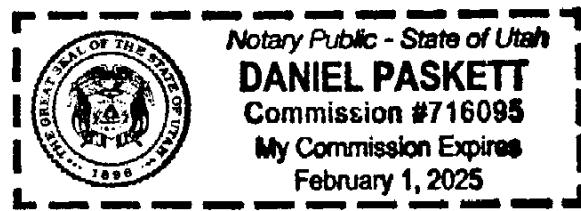
SIGNED IN THE PRESENCE OF

STATE OF UT)
:SS
COUNTY OF CACHE)

ON THE 21 DAY OF May, 2021, PERSONALLY APPEARED BEFORE ME **Edward M. Banda and Laura M. Banda, Trustees of the BANDA TRUST, dated March 21, 2017**, THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME PURSUANT TO AND IN ACCORDANCE WITH THE POWERS VESTED IN THEM BY THE TERMS OF SAID TRUST AGREEMENT.



NOTARY PUBLIC



Pinnacle Title Insurance Agency Corp.
40 West Cache Valley Blvd #6A
Logan, UT 84341-8450

Order Number: 141632CA

EXHIBIT "A"

The Land referred to herein below is situated in the County of Cache, State of Utah, and is described as follows:

Parcel 1: (03-127-0884)

Lot 84, FOXRIDGE SUBDIVISION, UNIT 8, as shown by the official plat thereof, recorded May 27, 1993 as Filing No. 577397, in the office of the Recorder of Cache County, Utah.

Parcel 2: (02-155-0033)

Parcel "B", EAGLE VIEW SUBDIVISION, PHASE 1, AMENDED, as shown by the official plat recorded June 24, 2003, as Filing No. 829726, in the Office of the Recorder, Cache County, Utah.

Parcel 3: (03-127-0885)

Beginning at the Southeast corner of Section 11, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, thence North 0°40'36" West 1,595.5 feet; thence North 89°36'11" West 1,088.27 feet to the Northeast corner of Lot 84, Foxridge Unit 8; thence South 0°04'09" East 77.6 feet (South 0°18' East 77.77 feet by record); thence South 35°34'35" West 87.63 feet (South 35°46'40" West 87.35 feet by record) to the North line of Nottingham Street; thence along a curve to the right 47.67 feet (Right=123 feet chord bears South 43°19'19" East 47.37 feet); thence South 32°01'07" East 231.12 feet along Right of Way line; thence North 7°36'59" East 381.59 feet; thence North 89°36'11" West 154.73 feet to beginning.

Parcel Number: 03-127-0884, 02-155-0033, 03-127-0885

The Order of the Court is stated below:

Dated: April 11, 2025
12:35:29 PM

/s/ KRISTI STONE
District Court Clerk



A. Jase Allen (14116)
ALLEN LAW OFFICE PLLC
44 East Center Street
Logan, Utah 84321
Phone: (435) 227-5468
jase@cachelegal.com

Attorney for Applicant/Personal Representative

**IN THE FIRST DISTRICT COURT
COUNTY OF CACHE, STATE OF UTAH**

IN THE MATTER OF THE ESTATE OF RICHARD ALAN CHILCOAT, Deceased.	LETTERS OF ADMINISTRATION Probate No. 253100063 Judge: Hon. Angela Fonnesbeck
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JENNIFER SIZOO was duly appointed and qualified as General Personal Representative on the 9th day of April 2025 by the Court with all authority pertaining thereto. Administration of the estate is unsupervised.

These letters are issued to evidence the appointment, qualification, and authority of said personal representative.

WITNESS, my signature and Seal of this Court, this 9 day of April, 2025.

Electronic signature to appear at the top of this page
CLERK OR REGISTRAR OF THE COURT