

File # 23-5261 LJ

MAIL TAX NOTICES TO:

D&B Enterprises, Inc.
16418 North Beaver Dam Road
Beaverdam, Utah 84306

Parcel Number: 06-164-0023

--Space above for recorder's use--

WARRANTY DEED

DARREN DIXON AND BRITTANY DIXON

Grantors, hereby convey and warrant to

D&B ENTERPRISES, INC.

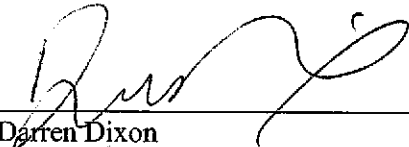
Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described land and property in Box Elder County, Utah, to-wit:

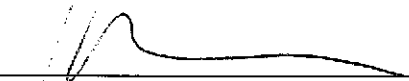
Lot 1, BRODIE CALDER SUBDIVISION, according to the official plat thereof on file and of record in the Office of the Box Elder County Recorder.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, as sole owner, forever, with all appurtenances, rights and privileges thereunto belonging.

WITNESS the hands of said Grantors this 29th day of August, 2023


_____(SEAL)
Darren Dixon


_____(SEAL)
Brittany Dixon

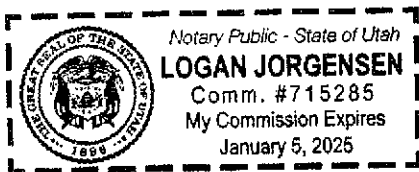
STATE OF UTAH


COUNTY OF SALT LAKE

} ss

The foregoing instrument was acknowledged before me this 29th day of August, 2023 , by
Darren Dixon and Brittany Dixon.

WITNESS my hand and official seal.





Notary Public:
Residing At: SALT LAKE CITY, UTAH
My Commission Expires: 1/5/2025

NTBE-115530

When Recorded Mail To:

Austin Lee Miller

PO Box 93

Fielding, UT 84311

RESPA WARRANTY DEED

Brodie Calder

Grantor(s) of GarlandGarland, County of Box ElderBox Elder, State of UTUtah, hereby
CONVEY AND WARRANT to

Austin Miller and Kelbi Miller, as to a 50% interest and D & B Enterprises Inc., as to a 50% interest

Grantee(s) of Beaver Dam, County of Box Elder, State of UT, for the sum of TEN DOLLARS
AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of
land in Box Elder County, State of UT:

See Attached Exhibit "A"

Subject to easements, declarations of covenants and restrictions, rights of way of record, and
taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this January 31, 2024

B. Calder
Brodie Calder

State of UT)

County of Box Elder)§

On January 31, 2024, before me the undersigned, a Notary Public, personally appeared
Brodie Calder, the signer(s) of the within instrument, who duly acknowledged to me that HE
executed the same.

Casey Jay Weese
Notary Public



Exhibit "A"

ALL PRIVATE ROADS LOCATED WITHIN THE BRODIE CALDER SUBDIVISION.

DRAWING NUMBER

DRAWING NUMBER

SAFOS PRODUCTS - NEW HOPKINS, MINNESOTA
RECORDED BY PART NUMBER 0002

SAFOS PRODUCTS - NEW HOPKINS, MINNESOTA
RECORDED BY PART NUMBER 0002



NE1/4 SECTION 3 TOWNSHIP 12N RANGE 2W S.L.B.&M.

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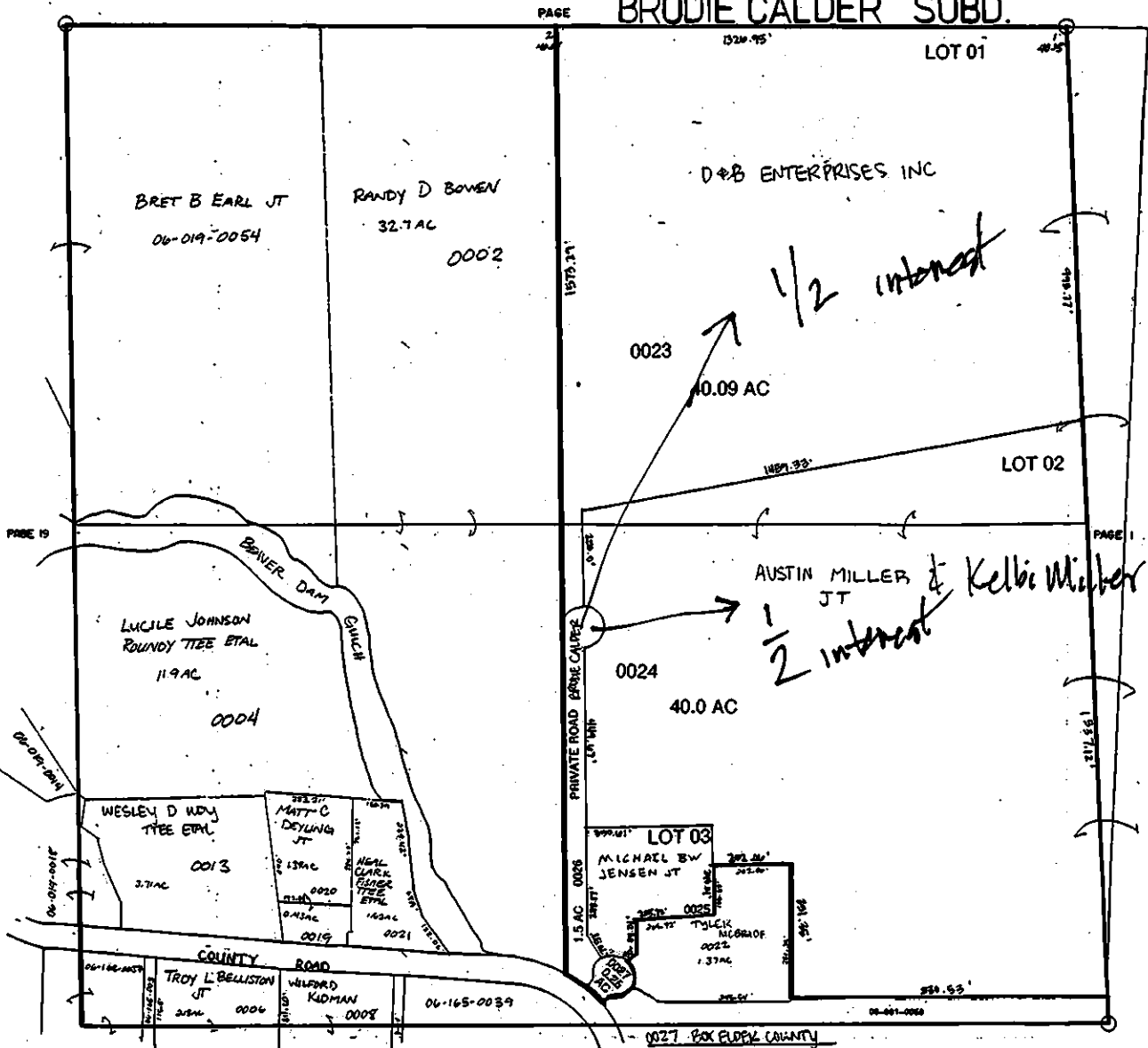
SCALE 1"=200'

PREFIX 05-164 TAX UNIT 01

BRODIE CALDER SUBD.

MAP NUMBER: 06-164

THIS OWNERSHIP PLAT IS FOR
REFERENCE PURPOSES ONLY.
NO WARRANTY IS MADE FOR
ACCURACY OR VALIDITY WITH
THE ACTUAL SURVEY.



LAST NO. USED

ER

DRAWING NUMBER

DRAWING NUMBER

SARCO PRODUCTS • NEW HOPE, MINNESOTA
REPRODUCED BY PART NUMBER 0030
FOR THE USE OF PART IN THE L.S.

SARCO PRODUCTS • NEW HOPE, MINNESOTA
REPRODUCED BY PART NUMBER 0030
FOR THE USE OF PART IN THE L.S.

PART OF SW/4 OF SECTION 2 TOWNSHIP 12N RANGE 2W

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S.L.B. & M.
SCALE 1"=200'

THIS OWNERSHIP PLAT IS FOR
REFERENCE PURPOSES ONLY.
NO LIABILITY IS ASSUMED FOR
ACCURACY OR VARIATIONS WITH
THE ACTUAL SURVEY.

MAP NUMBER: 06-187

SEE PAGE

BRODIE CALDER

06-001-0058

344.30AC

RONALD F ZWICK JT

40.0AC

0003

LOT 1
2.0AC
TYSON N
PETERSEN
JT

BEAVER DAM
ROAD

SEE PAGE

191.41'

RONALD F ZWICK JT

0001

2.74AC