

Ent: 466645 B: 1563 P: 1190

Chad Montgomery Box Elder County Utah Recorder

08/29/2023 04:22 PM Fee \$40.00 Page 1 of 2

For NATIONAL TITLE AGENCY OF UTAH, INC.

*Electronically Recorded By SIMPLIFILE LC E-RECORDING*

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

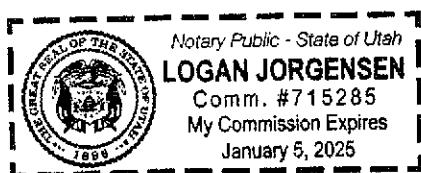
STATE OF UTAH

COUNTY OF SALT LAKE

} ss

The foregoing instrument was acknowledged before me this 29<sup>th</sup> 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: 15/2025

NTBE-115530

When Recorded Mail To:

Austin Lee Miller

PO Box 93Fielding, 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

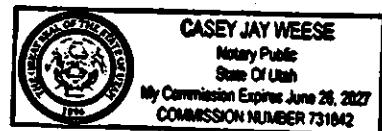
  
 Brodie Calder

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.

  
 Notary Public



**Exhibit "A"**

**ALL PRIVATE ROADS LOCATED WITHIN THE BRODIE CALDER SUBDIVISION.**

DRAWING NUMBER

SAFCO PRODUCERS • NEW HOPE, MINNESOTA  
RECORDED BY PART NUMBER 0002  
RECORDED BY PART NUMBER 0002

DRAWING NUMBER

SAFCO PRODUCERS • NEW HOPE, MINNESOTA  
RECORDED BY PART NUMBER 0002  
RECORDED BY PART NUMBER 0002

NE 1/4 SECTION 3 TOWNSHIP 12N RANGE 2W S.L.B.8M.

Book 6 Page 164



SCALE 1"=200'

PREFIX 06-164 TAX UNIT 01

## BRODIE CALDER SUBD.

PAGE

1570.75'

LOT 01

40.5'

D&amp;B ENTERPRISES, INC

0023

40.09 AC

1489.33'

LOT 02

AUSTIN MILLER  
JT

Kelli Miller

0024

40.0 AC

1/2 interest

PRIVATE ROAD BRODIE CARR

0026

LOT 03

MICHAEL BW

JENSEN JT

1.5 AC

0027

TYLER

MICHAE

0022

1.37 AC

0028

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1.37 AC

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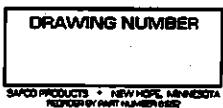
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EF

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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

SEE PAGE 1

BRUDIE | CALDER

06-001-0058

344.50AC

SEE PAGE

1925.1342.605

TOM REID'S ESTATE

BEAVER DAM  
ROAD

RONALD F. ZWICK JT

40.0AC

0003

RONALD F ZWICK JR 11000

1.11.86

總序

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