

WHEN RECORDED, MAIL TO:

Richard C. Cahoon  
Durham Jones & Pinegar  
111 East Broadway, Suite 900  
P.O. Box 4050  
Salt Lake City, Utah 84110

**ENTRY NO. 00923252**

05/27/2011 10:13:39 AM B: 2082 P: 0302

Warranty Deed PAGE 1/2

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 14.00 BY FRANKLIN M BOYDEN



MAIL TAX NOTICE TO:  
FRANKLIN M BOYDEN  
4500 Hillview Way  
SACRAMENTO CA 95822

PARCEL I.D. CT-85 CT-86

**WARRANTY DEED**

FRANKLIN M. BOYDEN, Grantor, hereby conveys and warrants to the FRANKLIN MAURICE BOYDEN FAMILY TRUST dated January 10, 1994, Grantee, for the sum of Ten Dollars (\$10.00), and other good and valuable consideration, all of his right, title and interest in and to that certain parcel of real property located Coalville, Summit County, Utah, which is more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to any unpaid real property taxes and all other easements, restrictions, rights-of-way and other encumbrances of record.

WITNESS the hand of said Grantor this 26 day of May, 2011.

Franklin M Boyden  
FRANKLIN M. BOYDEN

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

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of May, 2011, by Franklin M. Boyden.



[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake

My Commission:  
3/08/2014

Exhibit "A"

A tract of land commencing at a point that is 139.5 feet South 66°30' West of the northeast corner of Lot four of Block seventy-nine, Plat "B", Coalville City Survey, said county and state, and running thence South 23°30' East  $3\frac{1}{4}$  rods; thence South 66°30' West 25.50 feet; thence South 23°30' East 8- $\frac{3}{4}$  rods; thence South 66°30' West 47.50 feet; thence North 23°30' West 12 rods; thence North 66°30' East 73 feet to the place of beginning, situated in the southeast quarter of Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian.

Also, a tract of land being a part of Lot 4 of Block 79, Plat "B", Coalville City Survey, said county and state, and more particularly described as beginning at a point that is 3.25 rods South 23°30' East of a point that is 10 rods South 66°30' West from the Northeast corner of the above described block, and running thence North 66°30' East 20 feet; thence South 23°30' East 12 feet; thence South 66°30' West 20 feet; thence North 23°30' West 12 feet to the place of beginning, containing 240 square feet, more or less.

BEG 107.5 FT N 66°30' E OF NW COR BLK 79 PLAT B COALVILLE TOWNSITE TH N 66°30' E 10 FT  
S 23°30' E 117.5 FT; S 66°30' W 10 FT; N 23°01' W 117.5 FT TO BEG TWD31  
WWD157 M151-56

Also, the improvements thereon and the water and water rights appurtenant thereto or used in connection therewith, particularly in the Coalville City Ditch, a corporation.

**01226945 B: 2837 P: 1447**

Page 1 of 5

Rhonda Francis Summit County Recorder

When Recorded, Mail Deed and Tax Notice To: 10/29/2024 09:15:47 AM Fee \$40.00

The Franklin Maurice Boyden Family Trust

By US TITLE INSURANCE AGENCY

Electronically Recorded

*263 Sullivan CT  
Pleasanton, CA  
94566*

### **QUITCLAIM DEED**

**James M. Blonquist and Donna Jean Blonquist, husband and wife, as joint tenants as to an undivided 25% interest, Chester Earl Blonquist and Lynette M. Blonquist, as Trustees of the Chester and Lynette Blonquist Family Trust, dated July 29, 2022 as to an undivided 25% interest and James Edward Keyes as to an undivided 50% interest**

Grantor(s), of Coalville, Summit County, State of Utah, hereby quitclaim(s) to

**F. Demick Boyden as Trustee of the Franklin Maurice Boyden Family Trust**

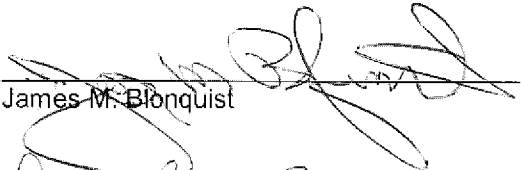
Grantee(s), of , County, State of CA, for the sum of No Dollars And No/100 Dollars (\$0.00) and other good and valuable consideration, the following described tract of land in Summit County, Utah, to wit:

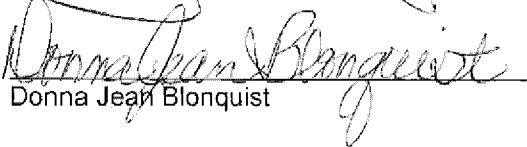
See Exhibit "A" attached hereto and made a part hereof.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

**ACCOMMODATION  
RECORDING ONLY  
U.S. TITLE**

Witness the hand(s) of said Grantor(s) this 28<sup>th</sup> day of October, 2024.

  
James M. Blonquist

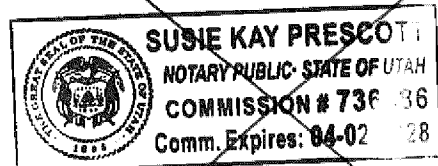
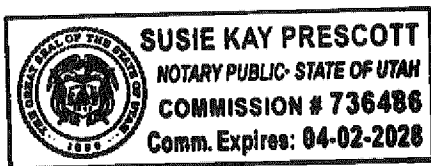
  
Donna Jean Blonquist

STATE OF UT )

(ss )  
COUNTY OF Summit )

The foregoing instrument was acknowledged before me the 28<sup>th</sup> day of October, 2024  
by James M. Blonquist and Donna Jean Blonquist.

  
Notary Public



Witness the hand(s) of said Grantor(s) this 28 day of Oct., 2024.

The Chester and Lynette Blonquist Family Trust, dated July 29, 2022

BY: Chester Earl Blonquist  
Chester Earl Blonquist  
Trustee

BY: Lynette M Blonquist  
Lynette M. Blonquist  
Trustee

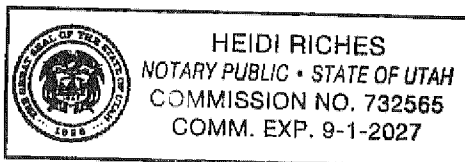
STATE OF Utah )

:ss )

COUNTY OF Summit )

The foregoing instrument was acknowledged before me the 28 day of October, 2024 by Chester Earl Blonquist & Lynette M. Blonquist, as trustees of the Chester and Lynette Blonquist Family Trust, dated July 29, 2022.

Heidi Riches  
Notary Public



Witness the hand(s) of said Grantor(s) this 28<sup>th</sup> day of October, 2024.

James Edward Keyes  
James Edward Keyes

STATE OF UT )

COUNTY OF Summit )  
:ss )

The foregoing instrument was acknowledged before me the 28<sup>th</sup> day of October, 2024  
by James Edward Keyes

Susie Kay Prescott  
Notary Public



CT-85

A tract of land located in the North Half of Block 79, Plat B, Coalville City Survey, and having a Basis of Bearing taken as South 23°30'00" East between two street monuments found at the intersection of Coalville Main Street at Center Street and 50 South Street, described as follows:

Beginning at a point South 66°30'00" West 139.50 feet from the Northeast Corner of Block 79, Plat B, Coalville City Survey and running thence South 23°30'00" East 53.62 feet; thence South 66°30'00" West 3.50 feet; thence South 23°30'00" East 32.92 feet; thence South 66°30'00" West 22.00 feet; thence South 23°30'00" East 68.46 feet; thence South 66°30'00" West 47.50 feet; thence North 23°30'00" West 155.00 feet; thence North 66°30'00" East 73.00 feet to the point of beginning.

Containing 0.22 Acres