Ent 1283229 Bk 2244 Pg 978
Date: 15-Apr-2021 03:49 PM Fee $40.00
Cache County, UT
Devron Andersen, Rec. - Filed By CC
For HILLYARD, ANDERSON, OLSEN

Prepared by and When Recorded Mail to:
Hillyard, Anderson & Olsen, P.C.
595 South Riverwoods Pkwy STE 100
Logan, Utah 84321
Mail Tax Notice to:
Teresa Serrano
4536 Wandering Vine Trail
Round Rock, TX 78665

SPECIAL WARRANTY DEED

Teresa Serrano, Sarah Kent, Madalene Castaneda, Gabriel Castaneda, and Angelica Castaneda, Grantors, CONVEY and WARRANT against all claiming by, through, or under the Grantors to FGH PLACE, LLC, a Utah limited liability company, Grantee, for $10.00 and other good and valuable consideration, the following described tract of land in Cache County, Utah, to wit:

Parcel No. 09-021-0037:

PART OF LOT 1, BLOCK 8, PLAT "A" LEWISTON TOWNSITE SURVEY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 11 RODS NORTH OF THE SOUTHEAST CORNER OF SAID BLOCK 8, AND RUNNING THENCE NORTH 5 RODS TO A POINT 4 RODS SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST 10 RODS TO THE WEST LINE OF SAID LOT 1; THENCE SOUTH 5 RODS; THENCE EAST 10 RODS TO THE POINT OF BEGINNING.

Parcel No. 09-069-0005:

PART OF THE NW QUARTER OF THE SE QUARTER OF SECTION 29, TOWNSHIP 14 N, RANGE 1 E OF THE SALT LAKE BASE AND MERIDIAN, EXCEPTING THE COUNTY ROAD OVER SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NW QUARTER OF THE SE QUARTER OF SAID SECTION 29, AND RUNNING EASTERLY 570 FT ALONG THE SOUTH LINE OF THE SAID COUNTY ROAD; THENCE SOUTH 1120 FT MORE OR LESS TO THE NORTH BANK OF THE CUB RIVER; THENCE SOUTHWESTERLY ALONG SAID NORTH BANK TO A POINT 300 FT MORE OR LESS EAST OF THE SW CORNER OF THE NW QUARTER OF THE SE QUARTER OF SAID SECTION 29; THENCE WEST 300 FT TO THE SW CORNER OF THE NW QUARTER OF THE SE QUARTER OF SECTION 29; THENCE WEST 300 FT TO THE SW CORNER OF THE NW QUARTER OF THE SE QUARTER OF SAID SECTION 29; AND RUNNING THENCE NORTH ALONG QUARTER SECTION LINE 1280 FT MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH A 16.5-FOOT-WIDE ACCESS EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE RAILROAD SPIKE MONUMENT FOUND AT THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°57'27" EAST 8,457.87 FT TO AN EXISTING STATE RIGHT OF WAY MARKER FOUND ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 142 AT ENGINEERS STATION 140+00; THENCE NORTH 89°37'57" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY 736.08 FT TO AN EXISTING STATE RIGHT OF WAY MARKER; THENCE NORTH 05°08'58" EAST 18.21 FT TO A POINT ON THE SOUTH EDGE OF ASPHALT OF SAID STATE HIGHWAY AND THE TRUE POINT OF BEGINNING; AND RUNNING THENCE NORTH 89°38'26" EAST ALONG SAID ASPHALT EDGE 16.50 FT; THENCE LEAVING SAID ASPHALT LINE SOUTH 00°27'43" WEST 66.27 FT; THENCE SOUTH 45°27'43" WEST 2.79 FT TO A POINT 1.0 FT WEST OF AN EXISTING BUILDING; THENCE SOUTH 01°18'27" EAST PARALLEL TO AND 1.0 FOOT WEST OF SAID BUILDING 50.40 FT; THENCE SOUTH 10°15'45"

EAST 67.98 FT; THENCE SOUTH 05°26'10" EAST 35.43 FT; THENCE SOUTH 08°06'54" EAST 43.25 FT; THENCE SOUTH 02°21'14" EAST 41.72 FT; THENCE SOUTH 11°33'45" WEST 55.21 FT; THENCE SOUTH 08°45'21" WEST 78.97 FT TO A POINT 16.5 FT EAST OF THE NORTH END OF AN EXISTING FENCE LINE; THENCE SOUTHERLY 16.5 FT EAST OF AND RUNNING PARALLEL TO SAID FENCE LINE THE FOLLOWING TWO COURSES 1) SOUTH 01°25'36" EAST 36.06 FT; 2) THENCE SOUTH 01°08'29" WEST 128.79 FT; THENCE WEST 16.50 FT TO A POINT IN AN EXISTING FENCE LINE; THENCE NORTHERLY ALONG SAID FENCE LINE THE FOLLOWING TWO COURSES, 1) NORTH 01°01'28" EAST 134.89 FT; 2) THENCE NORTH 01°25'36" WEST 31.01 FT; THENCE NORTH 08°45'21" EAST 80.85 FT; THENCE NORTH 11°33'45" EAST 53.60 FT; THENCE NORTH 02°21'14" WEST 38.88 FT; THENCE NORTH 08°06'54" WEST 42.80 FT; THENCE NORTH 05°51'25" WEST 38.46 FT; THENCE NORTH 10°15'45" WEST 65.22 FT; THENCE NORTH 01°18'27" WEST 58.83 FT; THENCE NORTH 45°27'43" EAST 3.09 FT; THENCE NORTH 00°27'43" EAST 59.19 FT TO THE POINT OF BEGINNING. CONTAINING 10,033 SQUARE FT OR 0.23 ACRES, MORE OR LESS.

Parcel Nos. 09-072-0002 and 09-069-0007:

PART OF TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER LYING WEST OF CUB RIVER OF SECTION 32. (PARCEL NO. 09-072-0002)

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29. ALSO, BEGINNING 55 RODS SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, THENCE SOUTH 25 RODS; THENCE WEST 60 RODS; THENCE NORTHEASTERLY ALONG THE CUB RIVER TO BEGINNING, COUNTY OF CACHE, STATE OF UTAH. (PARCEL NO. 09-069-0007)

TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS AND EGRESS TO THE PROPERTY DESCRIBED ABOVE OVER THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF THE STATE HIGHWAY, SAID POINT BEING SOUTH 33 FT FROM THE NORTH QUARTER CORNER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH ALONG THE WEST FENCE LINE TO: THE ABOVE DESCRIBED PROPERTY, 600 FT MORE OR LESS TO THE SOUTH SIDE OF A GATE WHICH ENTERS INTO GRANTEE'S PASTURE, THENCE EAST 10 FT; THENCE NORTH PARALLEL TO THE WEST LINE OF THE SAID PROPERTY TO THE SOUTH RIGHT-OF-WAY LINE OF THE STATE HIGHWAY; THENCE WEST 10 FT TO THE PLACE OF BEGINNING; SAID RIGHT-OF-WAY TO BE USED BY THE GRANTEES FOR THE PURPOSE OF INGRESS AND EGRESS TO HIS PASTURE AND TAKING CATTLE TO AND FROM THE PASTURE TO THE STATE ROAD.

THE ABOVE RIGHT-OF-WAY IS SUBJECT TO EXISTING GATES AND FENCES AS LOCATED ON THE SAID PROPERTY.

SIGNATURE PAGES FOLLOWING.
THIS PORTION INTENTIONALLY BLANK.

Ent 1283229 Bk 2244 Pg 980

WITNESS the hand of said Grantor this 26th day of February, 20 21.

GRANTOR:

Teresa Serrano

STATE OF Texas)
:SS
COUNTY OF Williamson)

The foregoing instrument was acknowledged before me this 26th day of Feb, 2021, by Teresa Serrano.

(Notary Seal)

CARRIE LARSON
Notary ID #132622107
My Commission Expires
August 13, 2024

Carrie Larson
Notary Signature
Commission No. 132622107
Commission Exp. 8-13-24

This document has been prepared as an accommodation
without the benefit of a title search and its accuracy is not guaranteed.

Ent 1283229 Bk 2244 Pg 981

WITNESS the hand of said Grantor this 16th day of February, 2021.

GRANTOR:

Sarah Kent

STATE OF Utah)
:SS
COUNTY OF Boxelder)

The foregoing instrument was acknowledged before me this 16th day of February, 2021, by Sarah Kent.

(Notary Seal)

Notary Signature
Commission No. 712 551
Commission Exp. 06/16/2024

This document has been prepared as an accommodation without the benefit of a title search and its accuracy is not guaranteed.

Ent 1283229 Bk 2244 Pg 982

WITNESS the hand of said Grantor this 22 day of February, 2021.

GRANTOR:

Gabriel Castaneda

STATE OF ~~CACHE~~ UTAH)
:SS
COUNTY OF CACHE)

The foregoing instrument was acknowledged before me this 22 day of February, 2021, by Gabriel Castaneda.

(Notary Seal)

NOTARY PUBLIC
SYDNEY F JENKINS
My Commission # 715415
My Commission Expires
November 20, 2024
STATE OF UTAH

Notary Signature
Commission No. 715415
Commission Exp. NOV 20, 2024

This document has been prepared as an accommodation
without the benefit of a title search and its accuracy is not guaranteed.

Ent 1283229 Bk 2244 Pg 983

WITNESS the hand of said Grantor this 22 day of February, 2021.

GRANTOR:

Angelica Castaneda

STATE OF Utah)
:SS
COUNTY OF Cache)

The foregoing instrument was acknowledged before me this 22 day of February, 2021, by Angelica Castaneda.

(Notary Seal)

Notary Signature
Commission No. 706926
Commission Exp. 06/21/2023

ANNA HUBBARD
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 06/21/2023
Commission # 706926

Ent 1283229 Bk 2244 Pg 984

WITNESS the hand of said Grantor this 29 day of March, 2021.

GRANTOR:

Madalene Castaneda

Madalene Castaneda

STATE OF Utah)
:SS
COUNTY OF Washington)

The foregoing instrument was acknowledged before me this 29 day of March, 2021, by Madalene Castaneda.

(Notary Seal)

FELICIANO MARTINEZ
Notary Public - State of Utah
Comm. No. 702466
My Commission Expires on
Sep 20, 2022

Notary Signature
Commission No. 702466
Commission Exp. Sept 20, 2022

This document has been prepared as an accommodation
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