Ent 1293201 Bk 2270 Pg 0268
Date 16-Jul-2021 02:22PM Fee \$40.00
Devron Andersen, Rec. - Filed By CC
Cache County, UT
For HILLYARD, ANDERSON & OLSEN
Electronically Submitted by Simplifile

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: FGH PLACE, LLC 4536 Wandering Vine Trail Round Rock, TX 78665

CORRECTIVE 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:

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 1 EAST LYING NORTH OF THE CUB RIVER.

TOGETHER WITH A 16.5 FOOT WIDE ACCESS EASEMENT ACROSS PARCEL 09-069-0010 IN ENTRY NO. 882733 IN BOOK 1339 AT PAGE 179.

Parcel Nos. 09-069-0007:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 1 EAST.

ALSO: BEGINNING 55 RODS SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, SOUTH 25 RODS, WEST 60 RODS, THENCE NORTHEASTERLY ALONG CUB RIVER TO THE POINT OF BEGINNING.

TOGETHER WITH A 10 FEET BY 600 FEET RIGHT-OF-WAY FROM THE SOUTH LINE OF STATE HIGHWAY RUNNING SOUTH TO A GATE IN ENTRY NO. 504820 IN BOOK 410 PAGE 312.

Parcel Nos. 09-072-0002:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 1 EAST LYING WEST OF THE CUB RIVER.

Grantors and Grantee hereby agree that this Corrective Special Warranty Deed corrects and replaces that certain Special Warranty Deed recorded with the Cache County Recorder, State of Utah on April 15, 2021, as Entry No. 1283229, Bk 2244, Pg 978.

SIGNATURE PAGES FOLLOWING.
THIS PORTION INTENTIONALLY BLANK.

WITNESS the hand of said Grantor this 5day of July , 2021.

GRANTOR:

Telesa Serrano

STATE OF PUBLICANSUN

The foregoing instrument was acknowledged before me this 5day of July , 2021, by Teresa Serrano.

(Notary Seal)

AMANDA WELLS

Notary Public, State of Texas

Comm. Expires 07-13-2025

Notary ID 131207326

WITNESS the hand of said Grantor this 15th day of July, 2021.
GRANTOR:
Sarah Kent
STATE OF UTAH) :SS COUNTY OF Cache)
The foregoing instrument was acknowledged before me this 5tday of, 20, by Sarah Kent.
(Notary Seal) Notary Signature (Notary Seal)
CINDY L GUNNELL NOTARY PUBLIC -STATE OF UTAH My Comm. Exp 6/10/2023 Commission # 706099

WITNESS the hand of said Grantor this b day of	July 20 21
Madelene Castaneda	
STATE OF Utah SSS COUNTY OF Davis The foregoing instrument was acknowledged before	e me this 16 day of 201, by Madalene
Castaneda.	
(Notary Seal)	Than Clark
THOMAS J. HORROCKS Notary Public - State of Utah Comm. No. 711977 My Commission Expires on May 14, 2024	Notary Signature Commission No. 711977 Commission Exp. 5.14.24

WITNESS the hand of said Grantor this <u>ل</u>	thay of July, 201.
GRANTOR:	
Jan Jan	
Gabriel Castaneda	
STATE OF UTIAH :SS COUNTY OF Cache)	
The foregoing instrument was acknowledge Castaneda.	ed before me this 16th day of, 2011, by Gabriel
(Notary Seal)	Cindud Gunnell
CINDY L GUNNELL NOTARY PUBLIC -STATE OF UTAH My Comm. Exp 6/10/2023 Commission # 706099	Notary Signatur Commission No. 706099 Commission Exp. 6/10/2023

WITNESS the hand of said Grantor this \(\frac{1}{2} \) day of \(\frac{1}{2} \), 20 \(\frac{2}{2} \).

GRANTOR:

Agedica Castaneda

STATE OF \(\frac{1}{2} \) :SS

COUNTY Seal)

Notary Signature

Commission No. \(\frac{1}{2} \) :SYONEY \(\frac{1}{2} \) :SONEY \(\frac{1}{2} \) :SONEY

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

November 20, 2024 STATE OF UTAH

WITNESS the hand of said Grantee this 15 d	ay of July , 2021.
GRANTEE:	
FGH PLACE, LLC, a Utah limited liability company	
Jenesa Sevano	
Teresa Serrano, Manager	
STATE OF TEXAS	
COUNTY OF William Sch	
The foregoing instrument was acknowledged by	perfore me this 5 day of JUIY, 2021, by Teresa
Serrano, as Manager of FGH PLACE, LLC, a Utah lim	ited liability company.
(Notary Seal)	All Wer
Talling Talling	Notary Signature
AMANDA WELLS Notary Public, State of Texas	Commission No. 320733 6 Commission Exp. 07132025
Comm. Expires 07-13-2025 Notery ID 131207326	•