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Entry No. 327204 QUIT CLAIM DEED
07/01/2013 02:54:38 PM B: 1211 P: 0485 Pages: 2
FEE \$14.00 BY OLSON & HOGGAN
Chad Montgomery, Box Elder County Recorder



EAU
Send Tax Notices to:
Jeff & Karen Madsen
6835 West 10500 North
Tremonton, UT 84337

SPACE ABOVE LINE FOR COUNTY RECORDER ONLY

QUIT CLAIM DEED

JEFFREY BLAIN MADSEN aka JEFFREY B. MADSEN and KAREN LEE MADSEN aka KAREN D. MADSEN aka KAREN MADSEN, husband and wife, Grantors of Tremonton, County of Box Elder, State of Utah, hereby QUIT CLAIM to **BAR JM RANCH, LLC**, Grantee of 6835 West 10500 North, Tremonton, Utah 84337, for the sum of One Dollar and other good and valuable consideration, the following described tracts of land in Box Elder County, State of Utah:


SEE EXHIBIT "A" ATTACHED HERETO.


Including all water rights thereon.

Subject to:

- (a) Easements, or claims of easements, not shown by the public records.
- (b) Encroachments, or questions of location, boundary, and area which are dependant upon a correct survey or inspection of the premises for determination.
- (c) Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof.

WITNESS, the hands of said Grantors, this 28th day of June, 2013.


JEFFREY BLAIN MADSEN aka
JEFFREY B. MADSEN


KAREN LEE MADSEN aka
KAREN D. MADSEN aka KAREN MADSEN

STATE OF UTAH)
 : ss.
County of Box Elder)

On the 28th day of June, 2013, personally appeared before me JEFFREY BLAIN MADSEN aka JEFFREY B. MADSEN and KAREN LEE MADSEN aka KAREN D. MADSEN aka KAREN MADSEN, the signers of the within instrument, who duly acknowledged to me that they executed the same.

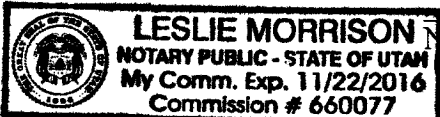

 
LESLIE MORRISON
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 11/22/2016
Commission # 660077
NOTARY PUBLIC

EXHIBIT "A"**TAX PARCEL NO. 05-175-0007**

BEGINNING 2335 FEET NORTH & 1751.4 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, NORTHWESTERLY ALONG OLD STATE HIGHWAY TO WHERE IT INTERSECTS NEW STATE HIGHWAY, THENCE SOUTHEASTERLY ALONG THE WEST SIDE OF NEW STATE HIGHWAY TO EXISTING WEST CANAL, THENCE SOUTHWESTERLY ALONG CANAL TO EAST SIDE OF OLD STATE HIGHWAY, THENCE NORTHWESTERLY OF OLD HIGHWAY TO A POINT SOUTH 16°51' EAST 105.2 FEET FROM POINT OF BEGINNING, THENCE NORTH 81°25' EAST 106.0 FEET, THENCE NORTH 15' EAST 158 FEET, THENCE SOUTH 78°50' WEST 88.3 FEET, THENCE SOUTHWESTERLY 74.5 FEET TO POINT OF BEGINNING. LESS: 1.17 ACRE TO STATE DOT. CONTAINING 18.83 ACRE.

TAX PARCEL NO. 05-181-0007

BEGINNING AT A POINT NORTH 684.05 FEET & WEST 160 FEET MORE OR LESS FROM SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN. SAID POINT BEING ON WESTERLY LINE OF INTERSTATE HIGHWAY I 80-5, THENCE WEST 2444 FEET, THENCE NORTH 647.4 FEET, THENCE EAST 1500 FEET MORE OR LESS TO WESTERLY RIGHT OF WAY OF INTERSTATE FRONTAGE ROAD, THENCE SOUTH 57°31'30" EAST 1171 FEET MORE OR LESS TO BEGINNING. LESS: BEGINNING AT A POINT ON GRANTORS SOUTH LINE & WEST LINE OF INTERSTATE FRONTAGE ROAD, BEING APPROXIMATELY 684.05 FEET NORTH & 165 FEET WEST FROM SOUTHEAST CORNER OF SECTION 9, NORTH 57°31'30" THENCE WEST 583 FEET ALONG SAID FRONTAGE ROAD LINE, THENCE SOUTH 333.05 FEET, THENCE NORTH 87°40' EAST PARALLEL TO SOUTH LINE OF SAID SECTION 491.8 FEET TO POB. LESS: 3.04 ACRES DEEDED TO UDOT. CONT 22.46 ACRES. ORIGINAL PRINCIPAL INTEREST 19.50 ACRES ASSESSED 22.46 TOTAL.

TAX PARCEL NO. 05-181-0031

PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN, DESCRIBED AS FOLLOWS: SOUTH & WEST OF INTERSTATE HIGHWAY 15 DESCRIBED AS THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER, LESS THE 15.35 ACRE DEEDED TO UDOT CONTAINING 5 ACRE MORE OR LESS. ACRES ASSESSED 5.0 TOTAL ASSESSMENT PER ACRE .30 TOTAL ASSESSMENT 1.50 ORIGINAL PRINCIPAL INTEREST N/A.