

NTBE-74344

Patricio Gudiel

1098 S. 1000W  
Tremonton, UT 84337

Ent: 361342 B: 1287 P: 0060

Chad Montgomery Box Elder County Utah Recorder

08/30/2016 11:02 AM Fee \$14.00 Page 1 of 3

By NORTHERN TITLE COMPANY

Electronically Recorded By SIMPLIFILE LC E-RECORDING

## WARRANTY DEED

**Patricio Gudiel and King Lion Investments, LLC**

Grantor(s) of Tremonton, County of Box Elder, State of UT hereby **CONVEY AND WARRANT** to

**King Lion Investments, LLC**

Grantee(s) of Tremonton, 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: 05-181-0009>05-181-0075, 0076

Parcel 1

A PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF 1000 WEST STREET LOCATED 464.34 FEET NORTH 00°57'44" WEST ALONG THE EAST LINE OF SAID SECTION AND 33.00 FEET SOUTH 89°02'16" WEST AND 190.95 FEET SOUTH 88°53'43" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 9 BEING A BOX ELDER COUNTY RAILROAD SPIKE MONUMENT;

RUNNING THENCE SOUTH 88°53'39" WEST (SOUTH 88°55'09" WEST BY RECORD) 135.66 FEET; THENCE NORTH 00°57'44" WEST 204.52 FEET (NORTH 00°56'17" WEST 220.00 FEET BY RECORD) TO THE NORTHLINE OF THE SOUTH HALF OR THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°02'01" EAST 211.37 FEET (NORTH 88°55'09" EAST 187.67 FEET BY RECORD) TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF AN EXISTING FRONTAGE ROAD; THENCE SOUTH 57°02'51" EAST (SOUTH 57°01'23" EAST 167.43 FEET BY RECORD) 35.84 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89°02'01" WEST 105.46 FEET; THENCE SOUTH 00°57'44" EAST 184.18 FEET TO THE POINT OF BEGINNING.

Parcel 2

05-181-0025

A TRACT OF LAND IN S/2 OF SE/4 OF SEC 9 T11N R3W SLM. BEG AT INTERSECTION OF NLY R/W & NO-ACCESS LINE OF FREEWAY PROJECT #15-8 & WLY R/W LINE OF EXISTING RD KNOWN AS 6800 W ST (ALSO KNOWN AS IOWA STRING RD), WHICH PT IS 288.19 FT N 0°56'17" W ALG E/L OF SD SEC 9, & 33 FT S 89°03'43" W FROM SE COR OF SD SEC 9 AS MONUMENTED BY BE CO, S 87°45'31" W 992.22 FT ALG SD NLY R/W & NO-ACCESS LINE, N 89°19'50" W 696.69 FT ALG SD NLY R/W & NO-ACCESS LINE, NWLY 893.85 FT ALG NELY R/W & NO-ACCESS LINE OF SD FREEWAY WHICH IS ALG THE ARC OF AN 1829.86 FT RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SD CURVE BEARS N 64°34'29" W FOR A DISTANCE OF 884.99 FT), N 88°55'09" E 2154.70 FT, S 0°56'17" E 220.00 FT, N 88°55'09" E 326.61 FT TO SD WLY R/W LINE, S 0°56'17" E 176.15 FT ALG SD WLY R/W LINE TO POB. CONT 18.42 ACRES, ACRES ASSESSED .59 TOTAL ASSESSMENT PER ACRE .30 TOTAL ASSESSMENT .18

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

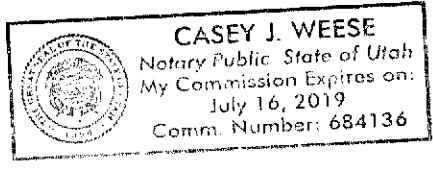
Witness, the hand(s) of said Grantor(s), this Feb 17, 2016, 2015 *PJH*

*Patricio Gudiel*  
Patricio Gudiel

State of UT  
County of Box Elder

)ss:

On February 17, <sup>*2016 JW*</sup> ~~2015~~, before me the undersigned, a Notary Public, personally appeared Patricio Gudiel, the signer(s) of the within instrument, who duly acknowledged to me that HE executed the same.

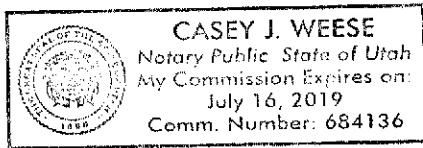


*Casey J. Weese*  
Notary Public

Calvin L Osborn managing member  
King Lion Investments LLC  
By: Calvin L Osborn, Member/ Manager

State of Utah }  
County of Box Elder }ss.

On August 29, <sup>2015</sup> ~~2015~~, personally appeared before me, a Notary Public, Calvin L Osbourne, who, being by me duly sworn, did say that he is the Manager/Member of King Lion Investments LLC, and that said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual(s) acknowledged to me that said Company executed the same



Casey J Weese  
Notary Public  
Resides:  
Commission Expires: