

ORDER NO. 167303/T

WHEN RECORDED MAIL DOCUMENT  
AND TAX NOTICE TO:  
ENVISION FINANCE & MORTGAGE, INC.  
55 North 775 East  
Tremonton, UT 84337

### WARRANTY DEED

**CHATEAU RIVER PARTNERS LLP**

Grantor,  
Grantor, organized and existing under the laws of the State of Utah with it's principal office at 495 WEST  
MAIN, FIELDING, County of BOX ELDER, State of UT  
hereby CONVEYS and WARRANTS to

**ENVISION FINANCE & MORTGAGE, INC.**

Grantee,  
of TREMONTON, County of BOX ELDER, State of UT, for the sum of TEN DOLLARS and other good and  
valuable consideration, the following tract of land in BOX ELDER county, State of UT, to-wit

See Attached Exhibit "A"

05-043-0049


Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject  
to 2021 taxes and thereafter.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly  
authorized under Resolution adopted by the Manager/Member(s) of the Grantor at a lawful meeting held and  
attended by a quorum.

In witness whereof, the Grantor has caused its Limited Liability Company name and seal to be hereunto  
affixed by its duly authorized Members, this 12th day of February, 2021.

CHATEAU RIVER PARTNERS-LLP  
BY:   
PAUL M PATANE, AUTHORIZED SIGNOR

BY:   
K. RAND HOLLIST, AUTHORIZED SIGNOR

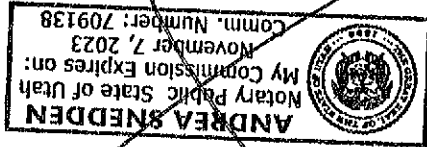
BY:   
ILENE B. COOLEY, AUTHORIZED SIGNOR

(CONTINUED)

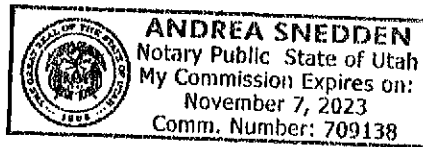
STATE OF UTAH )

§  
COUNTY OF Davis )

On the 12<sup>th</sup> day of February, 2021, personally appeared before me PAUL M PATANE and K. RAND HOLLIST and ILENE B. COOLEY, who being duly sworn, did say that they are the AUTHORIZED SIGNORS of CHATEAU RIVER PARTNERS LLP, by authority of its Articles of Organization and duly acknowledged to me that the said Limited Liability Company executed the same.



*[Handwritten Signature]*  
Notary Public  
My Commission Expires: 11-07-2023  
Residing at: Morgan



File No. 167303

**EXHIBIT "A"  
LEGAL DESCRIPTION**

PARCEL 1: 05-043-0049

Beginning on the North right of way line of 600 North Street at a point 913.53 feet South 89°48'08" West along the Quarter section line and 33.00 feet North from the center of Section 3, Township 11 North, Range 3 West, Salt Lake Base and Meridian, and running thence South 89°48'08" West 66.00 feet; thence North 00°44'16" (North 00°54'46" by record) East 435.60 feet; thence South 89°48'08" West (South 89°55'42" West by record) 330.00 feet; thence North 00°44'16" East 865.19 feet parallel to and 10 feet East of the West boundary of the Southeast Quarter of the Northwest Quarter of said Section 3 to the North boundary of said Southeast Quarter of Northwest Quarter of said Section 3; thence North 89°59' 05" East 1291.92 feet to a point one rod West of the Northeast corner of said Southeast Quarter of Northwest Quarter of said Section 3; thence South 00°41'10" West 495.78 feet parallel to the East boundary of Southeast Quarter of Northwest Quarter of said Section 3; thence South 89°48'08" West (West by record) 621.63 feet; thence South 00°41'10" West (South by record) 515.93 feet; thence South 89°48'08" West 275.27 feet; thence South 00°44'16" West 284.95 feet to the point of beginning.

LESS: Beginning at a point South 89°48'08" West 979.53 feet along the Quarter section line and 33 feet North and North 00°44'16" East (North 00°54'46" East by record) 435.60 feet from the center of Section 3, Township 11 North, Range 3 West, Salt Lake Base and Meridian; thence South 89°48'08" West (South 89°55'42" West by record) 330.00 feet; thence North 00°44'16" East 660.00 feet parallel to and 10 feet East of the West boundary of the Southeast Quarter of the Northwest Quarter of said Section 3; thence North 89°48'08" East 330.00 feet; thence South 00°44'16" West 660.00 feet to the point of beginning. Together with a right of way for ingress and egress and utilities described as follows: Beginning on the North right of way line of 600 North Street at a point 913.53 feet South 89°48'08" West along the Quarter section line and 33.00 feet North from the center of Section 3, Township 11 North, Range 3 West, Salt Lake Base and Meridian and running thence South 89°48'08" West 66.00 feet; thence North 00°44'16" East (North 00°54'46" East by record) 501.6 feet; thence North 89°48'08" East 66.00 feet; thence South 00°44'16" West 501.6 feet to the point of beginning.

05-043-0049

ORDER NO. 169055/T

WHEN RECORDED MAIL DOCUMENT  
AND TAX NOTICE TO:  
ENVISION FINANCE & MORTGAGE, INC.  
57 North 775 East  
Tremonton, UT 84337

ADD PARCEL SPLIT:  
05-043-0079 < 05-043-0092

### WARRANTY DEED

**DAVID LYNN STANDER AND TARA P. STANDER**

Grantor,

of Tremonton, County of Box Elder, State of Utah  
hereby CONVEY and WARRANT to

**ENVISION FINANCE & MORTGAGE, INC.**

Grantee,

of Tremonton, County of Box Elder, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in BOX ELDER county, State of UT, to-wit

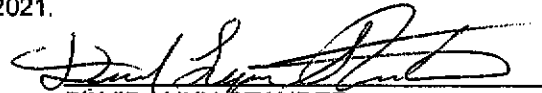

See attached Exhibit "A"

05-043-0079 (Part of)

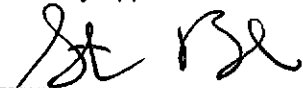
\* The purpose of this deed is to split one parcel into 2 parcels

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this 14 day of April, 2021.

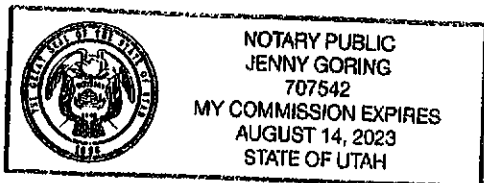
  
\_\_\_\_\_  
DAVID LYNN STANDER  
  
\_\_\_\_\_  
TARA P. STANDER

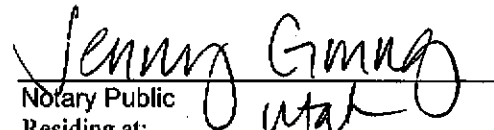
Tremonton City Approval:

  
\_\_\_\_\_  
STEVE BENCH, Authorized Signatory

STATE OF UTAH            )  
                                      §  
COUNTY OF BOX ELDER    )

On the 14 day of April, 2021, personally appeared before me DAVID LYNN STANDER and TARA P. STANDER, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



  
\_\_\_\_\_  
Notary Public  
Residing at: Utah  
My commission expires: 8-14-23

File No. 169055

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Part of the Northeast 1/4 of Northwest 1/4 of Section 3, Township 11 North, Range 3 West, Salt Lake Base and Meridian described as follows: Beginning at a point 2440.66 feet East and 33 feet South of the Northwest corner of Section 3, Township 11 North, Range 3 West, Salt Lake Base and Meridian, said point being on the South line of Tremonton City 1200 North Street; thence South 580.00 feet; thence West 1120.66 feet, more or less to the West line of the Northeast 1/4 of Northwest 1/4 of said Section 3; thence South 700.00 feet, more or less along said line to the South line of the Northeast 1/4 of Northwest 1/4 of said Section 3; thence East 1195.66 feet along said line to a point 1280 feet South and 75 feet East of the point of beginning; thence North 1280 feet to the South line of said 1200 North Street; thence West 75 feet; along the South line of said street to the point of beginning. Subject to an irrigation ditch easement and right of way affecting the Westerly and Southerly 15 feet, more or less, thereof.

LESS:

PART OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 03, TOWNSHIP 11 NORTH, RANGE 03 WEST, SLBM. BEGINNING AT A POINT 2440.66 FEET EAST AND 33 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 03, TOWNSHIP 11 NORTH, RANGE 03 WEST, SLBM; SAID POINT BEING ON THE SOUTH LINE OF 1200 NORTH ST; THENCE SOUTH 615.00 FEET; THENCE EAST 75 FEET; THENCE NORTH 615.00 TO THE SOUTH LINE OF SAID 1200 NORTH STREET; THENCE WEST 75 FEET ALONG THE SOUTH LINE OF SAID STREET TO THE POINT OF BEGINNING.

05-043-0079 (Part of)