

Ent 1309226 Bk 2312 Pg 1067
Date 06-Jan-2022 12:49PM Fee \$40.00
Devron Andersen, Rec. - Filed By SZ
Cache County, UT
For NORTHERN TITLE COMPANY
Electronically Submitted by Simplifile

NT-116454
When Recorded Mail To:
Del Loy Hansen.
595 S. Riverwoods Pkwy, Ste 400
Logan, UT. 84321

WARRANTY DEED

Nibley City a Municipal Corporation who acquired title as Nibley City Corp.

Grantor(s) of Nibley, County of Cache, State of UT hereby **CONVEY AND WARRANT** to



Business Capitol and Loan and Dell Loy Hansen

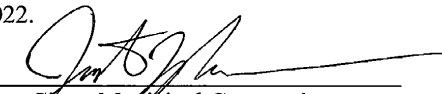
Grantee(s) of Nibley, County of Cache, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Cache County, State of UT:

PARCEL 3: (03-017-0016)

A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT LOCATED SOUTH 89°51'19" EAST, A DISTANCE OF 2,353.51 FEET AND SOUTH 00°03'24" WEST, A DISTANCE OF 25.00 FEET AND SOUTH 89°51'19" EAST, A DISTANCE OF 259.72 FEET AND SOUTH 00°42'00" WEST, A DISTANCE OF 494.67 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 20 AND RUNNING THENCE SOUTH 00°42'00" WEST A DISTANCE OF 182.57 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,056.00 FEET AND A CENTRAL ANGLE OF 08°55'24"; THENCE SOUTH ALONG THE ARC A DISTANCE OF 164.46 FEET CHORD BEARS SOUTH 05°09'42" WEST, A DISTANCE OF 164.30 FEET; THENCE SOUTH 09°37'24" WEST, A DISTANCE OF 38.72 FEET; THENCE SOUTH 10°12'23" WEST, A DISTANCE OF 66.89 FEET; THENCE SOUTH 09°47'37" EAST, A DISTANCE OF 33.62 FEET; THENCE SOUTH 10°12'23" WEST, A DISTANCE OF 22.75 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 88.00 FEET AND A CENTRAL ANGLE OF 47°55'52"; THENCE SOUTHWEST ALONG THE ARC A DISTANCE OF 73.62 FEET CHORD BEARS SOUTH 34°10'19" WEST, A DISTANCE OF 71.49 FEET; THENCE SOUTH 58°08'15" WEST, A DISTANCE OF 10.69 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 185.20 FEET AND A CENTRAL ANGLE OF 19°03'55"; THENCE WEST ALONG THE ARC A DISTANCE OF 61.63 FEET CHORD BEARS SOUTH 67°40'12" WEST, A DISTANCE OF 61.34 FEET; THENCE SOUTH 68°02'28" WEST, A DISTANCE OF 18.30 FEET; THENCE NORTH 88°51'12" WEST, A DISTANCE OF 214.63 FEET; THENCE NORTH 00°10'30" EAST, A DISTANCE OF 597.31 FEET; THENCE SOUTH 89°51'08" EAST, A DISTANCE OF 369.35 FEET TO THE POINT OF BEGINNING.

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 January 5, 2022.



Nibley City a Municipal Corporation
By: *Justin Maughan*
Its: *CITY MANAGER*

State of Utah }
County of Cache }§

On January 5, 2022, personally appeared before me, a Notary Public, Justin Maughan who, being by me duly sworn, declared that he is the City Manager of Nibley city, a Municipal Corporation, that he signed the foregoing document as City Manager of the corporation, and that the statements therein contained are true.



Cheryl Bodily
Notary Public