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Rhonda Francis Summit County Recorder
02/25/2022 09:53:57 AM Fee \$40.00
By YORK HOWELL & GUYMON
Electronically Recorded

Parcel Nos. SS-2250
SS-2243
SS-2254-A
SS-2255

Personal Representative's Deed
(Quit Claim)

Leah May Benson, Personal Representative of the Estate of Larence Milton Beck aka L. Milton Beck, under Utah Probate Case No. 213100043, Grantor, of Cache County, Utah, conveys all of the right, title, and interest the Estate has or may subsequently acquire by operation of law or otherwise to Leah May Benson, Larry Micheal Beck, and Larence Charles Beck, Co-Trustees of the L. M. Beck Family Trust, dated November 2, 2017, Grantee, of Cache County, Utah, in or to the described real property situated in Summit and Daggett Counties, State of Utah attached as Exhibit A.

WITNESS the hand of the Grantor on September 8, 2021.

ESTATE OF LARENCE MILTON BECK

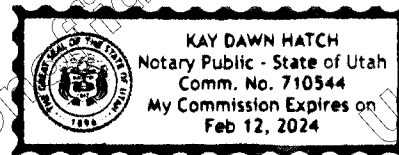
Leah May Benson
Leah May Benson, Personal Representative

STATE OF UTAH)

CACHE COUNTY)

On September 8, 2021 before me Kay Dawn Hatch, a notary public, personally appeared Leah May Benson, Personal Representative of the Estate of Larence Milton Beck aka L. Milton Beck, Grantor, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same. Witness my hand and official seal.

Kay Dawn Hatch
NOTARY PUBLIC



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EXHIBIT A

Legal Description

- SUBJECT TO:**
1. Easements, rights, restrictions, rights-of-way, conditions, covenants, reservations, currently of record or enforceable in law or equity and subject to current general property taxes.
 2. Powers of Trustee attached as Exhibit B and incorporated by this reference.

SS-2250

PARCEL 1: All of the Northeast Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 17 East, Summit County, Utah.

SS-2243

PARCEL 2: All of the Southeast Quarter of Section 28, Township 3 North, Range 17 East, Summit County, Utah.

SS-2254-A

PARCEL 3: All of the East Half of the Northeast Quarter, the East Half of the West Half of the Northeast Quarter, and the East Half of the West Half of the Northwest Quarter of the Northeast Quarter of Section 33, Township 3 North, Range 17 East, Summit County, Utah.

PARCEL 4: All of the Southeast Quarter of the Southeast Quarter of Section 27, Township 3 North, Range 17 East, Daggett County, Utah.

PARCEL 5: All of the Southwest Quarter of the Southwest Quarter of Section 26, Township 3 North, Range 17 East, Daggett County, Utah.

SS-2255

PARCEL 6: All of the West Half of the Northeast Quarter and that part of the Southeast Quarter of Section 34, Township 3 North, Range 17 East, Summit County and Daggett County, Utah, lying and being situated Northwesterly of the center-line of State Highway 165 described below.

PARCEL 7: All of the Northwest Quarter of the Northwest Quarter and that part of the Southwest Quarter of the Northwest Quarter and Northwest Quarter of the Southeast Quarter of Section 35, Township 3 North, Range 17 East, Daggett County, Utah lying and being situated northwesterly of the said center-line; SUBJECT to a right-of-way for said State Highway 165 for the Southeasterly thirty-three feet.

PARCEL 8: That part of the Northwest Quarter of the Southwest Quarter of Section 35 and the East Half of the Southeast Quarter of Section 34, Township 3 North, Range 17 East, Daggett County, Utah described as follows:

Beginning at Station 24+05.80 on the center-line of State Highway 165, North 13°-01' West, 1546.12 feet from the Southeast corner of said Section 34 where found a 2" galvanized steel pipe with brass cap inscribed

“PAUL N. SCHERBEL RLS1670 BIG PINEY WYOMING”

T3N	R17E
<u>S34</u>	<u>S35</u>
S3	S2
T2N	R17E
1975	
WC	
1'S	

Thence North 34°-25' East, 48.75 feet along said center-line to Station P.C. 24+54.55; thence Northeasterly 741.11 feet along a circular curve to the right, through a central angle of 11°-42' to Station 31+61.71, South 46°-07' West, 33.95 feet from Station P.T. 31+95.66 of said curve; thence South 28°-33' West, 517.4 feet to an intersection with the West line of said Section 35, North 00°-06' West, 1517.1 feet from said Southeast corner; thence continuing South 28°-33' West, 192.2 feet to a point; thence North 58°-04' West, 398.99 feet to the Station of Beginning; ENCOMPASSING an area of 4.04 acres, more or less; each point being marked by a steel T-shaped stake 24" long with metal cap inscribed "SURVEY POINT DO NOT DISTURB RLS1670";

SUBJECT to a right-of-way for State Highway 165 for the Northwesternly thirty-three feet; the base bearing for this survey is the South line of said Section 34, 89°-51' East; all in accordance with the map prepared and filed in the Office of the Clerk of Daggett County, Utah.

EXCEPTING therefrom the following described tracts:

TRACT A. That part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 3 North, Range 17 East, Daggett County, Utah described as follows:

BEGINNING at a corner where found a 3/8" x 12" steel spike on the East line of said Southeast Quarter of the Northwest Quarter, South

00°-01" West, 1709.7 feet from the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 35 where found a 2" galvanized steel pipe with brass cap inscribed "PAUL N. SCHERBEL RLS1670 BIG PINEY WYOMING 1975 T3N R17E W1/16 S26/S35"; thence South 00°-01' West 216.2 feet along said East line to Station P.I. 48+85.24 on the center-line of State Highway 165; thence South 42°-26' West 8.6 feet along said center-line to Station P.I. 48+76.64; thence North 49°-19' West, 139.4 feet to a point; thence North 40°-16' East, 172.6 feet to the CORNER OF BEGINNING; ENCOMPASSING an area of 0.29 acre more or less; each point marked by a steel T-shaped stake 24" long with metal cap inscribed "SURVEY POINT DO NOT DISTURB RLS1670"; SUBJECT to a right-of-way for State Highway 165 for the Southeasterly thirty-three feet; the base bearing for this survey is the south line of Section 34, Township 3 North, Range 17 East, South 89°-51' East; all in accordance with the map prepared and filed in the Office of the Clerk of Daggett County, Utah.

TRACT B. That part of the Southeast Quarter of the Northwest Quarter of Section 35, Township 3 North, Range 17 East, Daggett County, Utah as described as follows:

COMMENCING at a point on the East line of said Southwest Quarter of the Northwest Quarter South 00°-01' West, 1709.7 feet from the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 35 where found a 2" galvanized steel pipe with brass cap inscribed "PAUL N SCHERBEL RLS1670 BIG PINEY WYOMING 1975 T3N R17 E W1/16 S26/S35"; thence South 00°-01' West, 216.2 feet along said East line to Station P. I. 48+85.24 on the center-line of State Highway 165; thence South 42°-26' West, 8.6 feet along said center-line to Station P. I. 48+76.64; thence continuing South 42°-26' West, 167.3 feet along said center-line to Station P. I. 47+09.34, the STATION OF BEGINNING; thence continuing South 42°-26' West, 471.7 feet along said center-line to Station P. I. 42+37.64, South 10°-19' West, 2443.36 feet from said Northeast corner of the Northwest Quarter of the Northwest Quarter; thence North 61°-32' West, 258.5 feet to a point; thence North 27°-49' East, 349.1 feet to a point; thence South 77°-39' East, 391.6 feet to the STATION OF BEGINNING; ENCOMPASSING an area of 2.87 acres, more or less; each point being marked by a steel T-shaped stake 24" long with metal cap inscribed "SURVEY POINT DO NOT DISTURB RLS 1670"; SUBJECT to a right-of-way for State Highway 165 for the Southeasterly thirty-three feet; the base bearing for this survey is the South line of Section 34, Township 3 North, Range 17 East, South 89°-51' East; all in accordance with the map prepared and filed in the Office of the Clerk of Daggett County, Utah.

TRACT C. That part of the Southwest Quarter of the Northwest Quarter of Section 35, Township 3 North, Range 17 East, Daggett County, Utah described as follows: COMMENCING at Station 48+85.24 on the center-line of State Highway 165 on the East line of said Southwest Quarter of the Northwest Quarter, South 00°-01' West, 1952.9 feet from the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 35 where found a 2" galvanized steel pipe with brass cap inscribed "PAUL N. SCHERBEL RLS1670 BIG PINEY WYOMING T3N R17E W1/16 S26/S35" thence South 42°-26' West, 647.6 feet along said center-line to Station P. I. 42+37.64, the Station of beginning, South 10°-19' West, 2443.36 feet from said Northeast corner of the Northwest Quarter of the Northwest Quarter; thence continuing South 42°-26' West, 229.1 feet along said center-line to Station P. I. 40+08.54; thence North 46°-27' West, 175.7 feet to a point; thence North 17°-42' East, 179.8 feet to a point; thence South 61°-32' East, 258.5 feet to the STATION OF BEGINNING. ENCOMPASSING an area of 0.99 acre, more or less, each point marked by a steel T-shaped stake 24" long with metal cap inscribed "SURVEY POINT DO NOT DISTURB RLS1670"; SUBJECT to a right-of-way for State Highway 165 for the Southeasterly thirty-three feet; the base bearing for this survey is the South line of Section 34, Township 3 North, Range 17 East, South 89°-51' East; all in accordance with the map prepared and filed in the office of the Clerk of Daggett County, Utah.

The base bearing for this survey is the South line of said Section 34, South 89°-51' East; all in accordance with the map prepared and filed in the Office of the Clerk of Summit County and Daggett County, Utah.

EXHIBIT B

POWERS OF TRUSTEE

Leah May Benson, Larry Micheal Beck, and Larence Charles Beck, Co-Trustees of the L. M. Beck Family Trust, dated November 2, 2017 are vested with complete powers of disposition of the described real estate, including the power to plat, sell, encumber, mortgage, and convey as a whole or in parcels, and no person dealing with Trustee will be obligated to look beyond the terms of the instrument for power in the Trustee to sell, encumber, mortgage, or convey the described real estate.

The Grantee is likewise excused from any and all duties of diligence and responsibility respecting the propriety of any act of the Trustee purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust according to the L. M. Beck Family Trust, dated November 2, 2017.