

NT-116454
When Recorded Mail To:
Southbrook Holdings, LLC.
4640 Hollow Road, P.O. Box 180
Millville, UT 84326

WARRANTY DEED

Business Capitol and Loan and Dell Loy Hansen as their interests may appear

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

Southbrook Holdings, LLC

Grantee(s) of Millville, 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 1: (03-017-0003)

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 487.72 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 20 AND RUNNING THENCE SOUTH 00°42'00" WEST A DISTANCE OF 6.95 FEET; THENCE NORTH 89°51'08" WEST, A DISTANCE OF 254.16 FEET; THENCE NORTH 00°03'24" EAST, A DISTANCE OF 6.95 FEET; THENCE SOUTH 89°51'08" EAST, A DISTANCE OF 254.24 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (03-017-0018)

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 25.05 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 20 AND RUNNING THENCE SOUTH 89°51'19" EAST, A DISTANCE OF 259.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°42'00" WEST, A DISTANCE OF 487.72 FEET; THENCE NORTH 89°51'08" WEST, A DISTANCE OF 254.24 FEET; THENCE NORTH 00°03'24" EAST, A DISTANCE OF 487.69 FEET; THENCE SOUTH 89°51'19" EAST, A DISTANCE OF 259.72 FEET TO THE POINT OF BEGINNING,

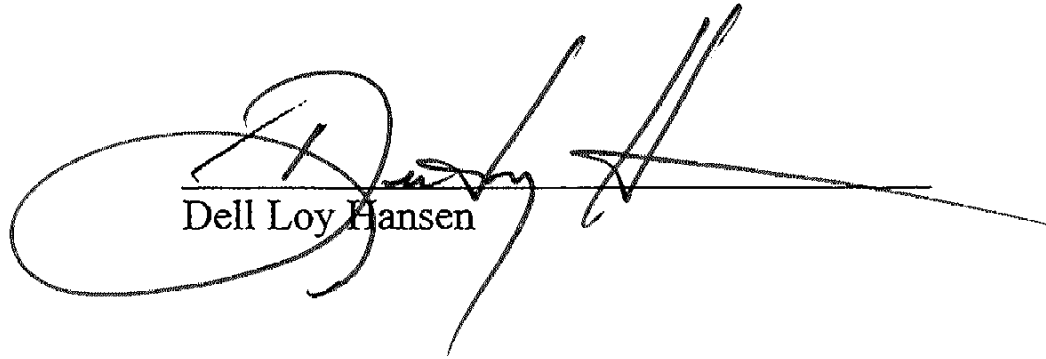
PARCEL 3: (03-017-0016)

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.

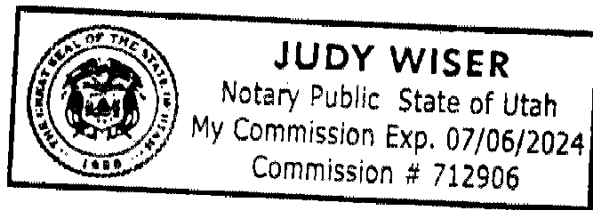
Witness, the hand(s) of said Grantor(s), this November 8, 2021.

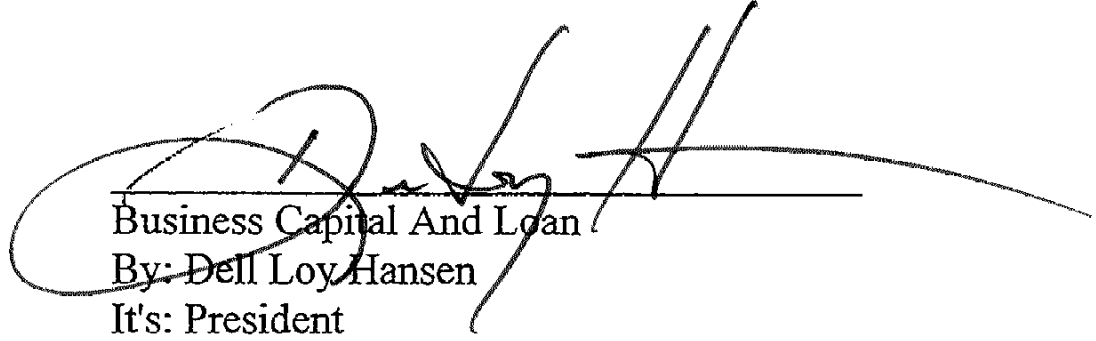

Dell Loy Hansen

State of Utah }
County of Cache }§

On 8th day of November, 2021, before me, a Notary Public in and for said county and state, personally appeared Dell Loy Hansen, known or proved to me to be the person who executed the foregoing instrument, and duly acknowledged to me that he executed the same.

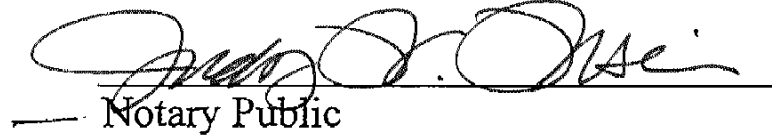

Notary Public




Business Capital And Loan
By: Dell Loy Hansen
It's: President

State of Utah }
County of Cache }§

On 8th day of November, 2021, personally appeared before me, a Notary Public, Dell Loy Hansen, who, being by me duly sworn, declared that he is President of Business Capital And Loan, that he signed the foregoing document as President of the corporation, and that the statements therein contained are true.


Notary Public

