

AFTER RECORDING PLEASE RETURN TO:  
ZILLES SAXTON  
95 WEST 100 SOUTH, SUITE 383  
LOGAN, UT 84321

Send Tax Notices to:  
Edward and Mickey Ricks  
2400 South 2400 West  
College Ward, Utah 84339

SPACE ABOVE LINE FOR COUNTY RECORDER ONLY

### WARRANTY DEED

EDWARD RICKS AND MICKEY RICKS, grantors of property located in Cache County, Utah, hereby CONVEY and WARRANT to EDWARD RICKS and MICKEY RICKS, AS TRUSTEES OF THE EDWARD AND MICKEY RICKS REVOCABLE FAMILY TRUST, DATED JULY 30<sup>th</sup>, 2022, therefore, for valuable consideration received, grantor grants, bargains, sells, transfers, and conveys to grantees the following described real property located in Cache County, Utah:

Tax Parcel No. 03-012-0013

See Exhibit A.

Subject to:

- (a) Easements, or claims of easements, not shown by the public records.
- (b) Encroachments, or questions of location, boundary, and area which are dependant upon a correct survey or inspection of the premises for determination.
- (c) Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof.

WITNESS, the hand of said Grantors, this 30<sup>th</sup> day of July, 2022.

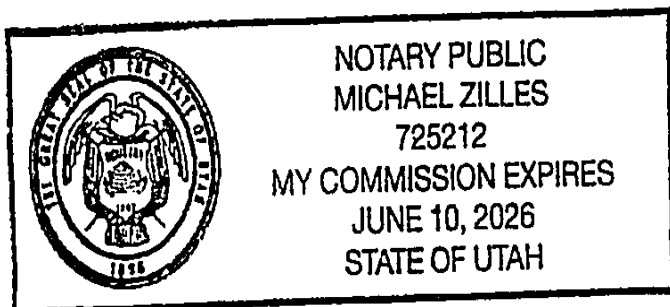
Edward Ricks  
EDWARD RICKS

Mickey Ricks  
MICKEY RICKS

[Signature]  
Witness

STATE OF UTAH )  
                          : ss.  
County of Cache )

On the 30<sup>th</sup> day of July, 2022, personally appeared before me EDWARD RICKS AND MICKEY RICKS the signers of the within instrument, who duly acknowledged to me that they executed the same.



[Signature]  
Notary Public

Exhibit A

PARCEL 1: (03-012-0013)

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, DESCRIBED AS  
FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF 20TH WEST STREET 553.5 FEET NORTH AND 24.75  
FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST  
QUARTER OF SECTION 19, AND RUNNING THENCE NORTH IN SAID EAST LINE OF 20TH WEST  
STREET 515.7 FEET, MORE OR LESS TO THE INTERSECTION OF A BRANCH OF SPRING CREEK;  
THENCE SOUTHEASTERLY FOLLOWING SAID BRANCH OF SPRING CREEK SOUTH 30°44'54" EAST  
861.0 FEET, MORE OR LESS TO THE WEST LINE OF HIGHWAY 89-91; THENCE SOUTH 37°06' WEST  
IN SAID WEST LINE OF HIGHWAY 116.3 FEET; THENCE NORTH 49°24'30" WEST 487.4 FEET TO THE  
PLACE OF BEGINNING.

SUBJECT TO A 15 FOOT RIGHT OF WAY AS DISCLOSED BY ENTRY NO. 1156959.

Together with all of the undersigned right title and interest in and to water rights