

E 146789 B 348 P 1255  
Date 01-Feb-2019 03:51PM  
Fee: \$19.00 ACH  
Filed By: JP  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: FIRST AMERICAN TITLE-NCS-SLC1  
Recorded Electronically by Simplifile

WHEN RECORDED, MAIL TO:

Cheney Law Group  
2825 E. Cottonwood Pkwy, Suite 500  
Cottonwood Heights, UT 84121  
Attn: Brian C. Cheney

Tax ID: 04-236-01, 04-236-02-01, 00-0004-8338, 00-0054-8808

**WARRANTY DEED**

HNA HOLDINGS, LLC, a Wyoming Limited Liability Company, whose address is Post Office Box 1300, Evanston, Wyoming, 82931-1300, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS to RFM REAL ESTATE, LLC, an Idaho Limited Liability Company, whose address is 621 Washington Street, Twin Falls, Idaho, 83301-5519, Grantee, the following described real property, situate in Morgan County and State of Utah, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:


*See Exhibit "A" attached hereto and incorporated herein by this reference.*

***TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.***

***SUBJECT, HOWEVER, to all easements, rights-of-way, reservations and restrictions, including all minerals and mineral rights of any kind, now of record.***

WITNESS my hand this 1st day of February, 2019.

**HNA HOLDINGS, LLC, a Wyoming  
Limited Liability Company,**

By:   
GARY NELSON, Managing Member

STATE OF WYOMING     )  
                                  ) ss.  
COUNTY OF UINTA     )

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by  
GARY NELSON, Managing Member of HNA HOLDINGS, LLC, a Wyoming Limited Liability  
Company this 29<sup>th</sup> day of January, 2019.

WITNESS my hand and official seal.

Mary Kim Bateman  
NOTARY PUBLIC  
My Commission Expires: 8/13/22

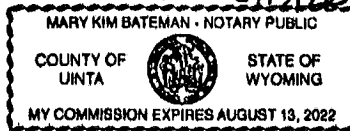


EXHIBIT A TO WARRANTY DEED

The Land is described as follows: Real property in the County of Morgan, State of UT, described as follows:

PARCEL 1:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN CITY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 36 AS MONUMENTED BY A MORGAN CITY BRASSCAP; THENCE SOUTH 00°10'30" EAST 289.70 FEET; THENCE NORTH 90°00'00" EAST 623.83 FEET TO A REBAR AND CAP, THE TRUE POINT OF BEGINNING; THENCE SOUTH 49°03'35" EAST 227.83 FEET; THENCE SOUTH 40°30'00" WEST 50.0 FEET; THENCE SOUTH 52°27'00" EAST 245.16 FEET TO THE NORTHERLY LINE OF STATE STREET (STATE HIGHWAY NO. 66); THENCE SOUTH 40°30'00" WEST 204.50 FEET ALONG SAID NORTHERLY LINE OF STATE STREET; THENCE NORTH 50°52'06" WEST 286.02 FEET (RECORD 284.02 FEET) TO A FENCE CORNER; SOUTH 39°50'02" WEST (RECORD SOUTH 40°30'00" WEST) 10.0 FEET ALONG A FENCE LINE; THENCE NORTH 50°52'06" WEST 189.52 FEET (RECORD 191.40 FEET); THENCE NORTH 41°04'03" EAST 265.0 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35 CALLED SOUTH 89°51'21" WEST.

PARCEL 2:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN CITY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 36 AS MONUMENTED BY A MORGAN CITY BRASSCAP; THENCE SOUTH 00°10'30" EAST 289.70 FEET; THENCE NORTH 90°00'00" EAST 623.83 FEET TO A REBAR AND CAP, THE TRUE POINT OF BEGINNING; THENCE NORTH 41°04'03" EAST 66.30 FEET TO THE SOUTHWESTERLY LINE OF INDUSTRIAL PARK ROAD; THENCE SOUTH 68°42'57" EAST 55.90 FEET ALONG SAID SOUTHWESTERLY LINE; THENCE 12.54 FEET ALONG SAID SOUTHWESTERLY LINE, A CURVE TO THE RIGHT HAVING A RADIUS OF 170.50 FEET AND A CHORD BEARING SOUTH 66°36'34" EAST 12.54 FEET; THENCE SOUTH 64°30'09" EAST 420.67 FEET ALONG SAID SOUTHWESTERLY LINE TO A REBAR AND CAP PLACED ON THE NORTHWESTERLY LINE OF STATE HIGHWAY NO. 66; THENCE SOUTH 40°17'00" WEST 69.22 FEET ALONG SAID NORTHWESTERLY LINE TO A REBAR AND CAP; THENCE NORTH 50°40'32" WEST 145.02 FEET TO A REBAR AND CAP; THENCE SOUTH 40°17'00" WEST 171.69 FEET TO A REBAR AND CAP; THENCE NORTH 52°27'00" WEST 100.0 FEET TO A NAIL AND WASHER; THENCE NORTH 40°30'00" EAST 50.0 FEET TO A REBAR AND CAP; THENCE NORTH 49°03'35" WEST 227.83 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, CALLED SOUTH 89°51'21" WEST.

LESS AND EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE BOUNDARIES OF INDUSTRIAL PARK ROAD AS DEDICATED.

PARCEL 3:

A TRACT OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, US SURVEY; COMMENCING AT THE NORTHWEST CORNER (BRASS CAP) OF SAID SECTION 36; THENCE SOUTH 0°10'30" EAST ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 537.96 FEET; THENCE EAST A DISTANCE OF 841.98 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 40°17' EAST A DISTANCE OF 81.70 FEET; THENCE SOUTH 50°40'32" EAST A DISTANCE OF 145.02 FEET (RECORD SOUTH 50°00' EAST 145.00 FEET), TO A POINT IN THE NORTHERLY LINE OF STATE STREET; THENCE SOUTH 40°17' WEST ALONG SAID NORTHERLY LINE OF STATE STREET A DISTANCE OF 77.19 FEET; THENCE NORTH 52°27' WEST A DISTANCE OF 145.16 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 36, CALLED SOUTH 0°10'30" EAST.

PARCEL 4:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF STATE STREET, WHICH POINT BEARS SOUTH 579.92 FEET AND EAST 1002.24 FEET FROM THE NORTHWEST CORNER (STONE IN PLACE) OF THE SAID SECTION 36 AND RUNNING THENCE NORTH 50°00' WEST 145.0 FEET; THENCE NORTH 40°17' EAST 90 FEET; THENCE SOUTH 50°00' EAST 145.0 FEET TO STATE STREET; THENCE ALONG SAID STREET SOUTH 40°17' WEST 90.0 FEET TO THE POINT OF BEGINNING.

Said property is also known by the street address of:  
275 East 300 North, Morgan, UT 84050

E 146790 B 348 P 1259  
Date: 01-Feb-2019 03:51PM  
Fee: \$14.00 ACH  
Filed By: JP  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: FIRST AMERICAN TITLE-NCS-SLC1  
Recorded Electronically by Simplifile

WHEN RECORDED, MAIL TO:

Cheney Law Group  
2825 E. Cottonwood Pkwy, Suite 500  
Cottonwood Heights, UT 84121  
Attn: Brian C. Cheney

Tax ID: 04-236-01, 04-236-02-01, 00-0004-8338, 00-0054-8808


**QUITCLAIM DEED**

**HNA HOLDINGS, LLC**, a Wyoming Limited Liability Company, whose address is Post Office Box 1300, Evanston, Wyoming, 82931-1300, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, hereby releases and quitclaims to **RFM REAL ESTATE, LLC**, an Idaho Limited Liability Company, whose address is 621 Washington Street, Twin Falls, Idaho, 83301-5519, Grantee, any and all interest of Grantor, if any, in the following described real property, situate in Morgan County and State of Utah:

*See Exhibit "A" attached hereto and incorporated herein by this reference.*

WITNESS my hand this 1st day of February, 2019.


**HNA HOLDINGS, LLC, a Wyoming  
Limited Liability Company,**

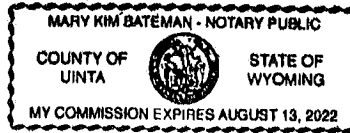
By:   
\_\_\_\_\_  
GARY NELSON, Managing Member

STATE OF WYOMING     )  
                                  ) ss.  
COUNTY OF UINTA    )

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by  
GARY NELSON, Managing Member of HNA HOLDINGS, LLC, a Wyoming Limited Liability  
Company this 1st day of February, 2019.

WITNESS my hand and official seal.

  
NOTARY PUBLIC  
My Commission Expires: 8/13/22



**EXHIBIT A TO QUITCLAIM DEED**

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN CITY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 36 AS MONUMENTED BY A MORGAN CITY BRASS CAP; THENCE SOUTH 00°10'30" EAST 289.70 FEET; THENCE NORTH 90°00'00" EAST 623.83 FEET TO A REBAR AND CAP, THENCE NORTH 41°04'03" EAST 66.30 FEET TO A REBAR AND CAP, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL PARK ROAD AND THE TRUE POINT OF BEGINNING; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 68°42'57" EAST 55.90 FEET; (2) ALONG THE ARC OF A CURVE TO THE RIGHT 12.54 FEET, HAVING A RADIUS OF 170.50 FEET AND A CENTRAL ANGLE OF 4°12'54", AND WHICH CHORD BEARS SOUTH 66°36'34" EAST 12.54 FEET; (3) SOUTH 64°30'09" EAST 420.67 FEET, MORE OR LESS, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 300 NORTH STREET (STATE STREET); THENCE ALONG SAID LINE SOUTH 40°17'00" WEST 236.40 FEET; THENCE CONTINUING ALONG SAID LINE SOUTH 40°30'00" WEST 204.50 FEET; THENCE NORTH 50°52'06" WEST 284.63 FEET; THENCE SOUTH 40°17'54" WEST 10.00 FEET; THENCE NORTH 50°52'06" WEST 190.83 FEET; THENCE NORTH 48°55'57" WEST 20.61 FEET; THENCE NORTH 38°45'04" EAST 319.50 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INDUSTRIAL PARK ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 68°42'57" EAST 35.63 FEET TO THE POINT OF BEGINNING.

When Recorded Return To:  
Francis Nuno  
McDonald's USA, LLC  
110 N. Carpenter St.  
Chicago, IL 60607

## NOTICE OF APPROVAL OF PROPERTY LINE ADJUSTMENT

An exchange of title in accordance with 10-9a-608(7) UCA, herein referred to as a "property line adjustment", is hereby considered for approval for adjacent parcels of land which are currently described as follows:

Parcel No. 00-0004-2901:

Described as:

A part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 4 North, Range 2 East of the Salt Lake Base and Meridian:

BEGINNING at a point on the northwesterly side of State Street, which point bears South 579.92 feet and East 1002.24 feet from the Northwest Corner (stone in place) of the said Section 36 and running thence North 50°00' West 145.0 feet; thence North 40°17' East 90 feet; thence South 50°00' East 145.0 feet to State Street; thence along said street South 40°17' West 90.0 feet to the POINT OF BEGINNING.

AND,

Parcel No. 00-0004-8411:

Described as:

A tract of land situate in the Northwest Quarter of the Northwest Quarter of Section 36, Township 4 North, Range 2 East of the Salt Lake Base and Meridian, US Survey;

COMMENCING at the Northwest Corner (brass cap) of said Section 36; thence South 0°10'30" East along the west line of said Section 36, a distance of 537.96 feet; thence East a distance of 841.98 feet to the TRUE POINT of BEGINNING; thence North 40°17' East a distance of 81.70 feet; thence South 50°40'32" East a distance of 145.02 feet (record South 50°00' East 145.00 feet), to a point in the northerly line of State Street; thence South 40°17' West along said Northerly line of State Street a distance of 77.19 feet; thence North 52°27' West a distance of 145.16 feet to the POINT of BEGINNING. Basis being is the west line of said Northwest Quarter of Section 36, called South 0°10'30" East.

AND,



Parcel No. 00-0074-6317:

Described as:

A tract of land situated in the Northwest Quarter of Section 36, Township 4 North, Range 2 East, Salt Lake Base and Meridian, U.S Survey, Morgan City, Morgan County, Utah, being more particularly described as follows:

COMMENCING at the Northwest Corner of Section 36 as monumented by a Morgan City brass cap; thence South  $00^{\circ}10'30''$  East 289.70 feet; thence North  $90^{\circ}00'00''$  East 623.83 feet to a rebar and cap, the TRUE POINT OF BEGINNING; thence North  $41^{\circ}04'03''$  East 66.30 feet to the southwesterly line of Industrial Park Road; thence South  $68^{\circ}42'57''$  East 55.90 feet along said Southwesterly line; thence 12.54 feet along said southwesterly line, a curve to the right having a radius of 170.50 feet and a chord bearing South  $66^{\circ}36'34''$  East 12.54 feet; thence South  $64^{\circ}30'09''$  East 420.67 feet along said southwesterly line to a rebar and cap placed on the northwesterly line of State Highway No. 66; thence South  $40^{\circ}17'00''$  West 69.22 feet along said northwesterly line to a rebar and cap; thence North  $50^{\circ}40'32''$  West 145.02 feet to a rebar and cap; thence South  $40^{\circ}17'00''$  West 171.69 feet to a rebar and cap; thence North  $52^{\circ}27'00''$  West 100.0 feet to a nail and washer; thence North  $40^{\circ}30'00''$  East 50.0 feet to a rebar and cap; thence North  $49^{\circ}03'35''$  West 227.83 feet to the POINT of BEGINNING. the Basis of bearing is the north line of the Northeast Quarter of Section 35, called South  $89^{\circ}51'21''$  West.

Said property line adjustment will result in the following new descriptions of the above-described parcels:

New Parcel \_\_\_ - \_\_\_ - \_\_\_:

Described as:

**ADJUSTED PARCEL 1:**

A parcel of land located in the Northwest Quarter of Section 36, Township 4 North, Range 2 East, Salt Lake Base and Meridian, Morgan County, Utah, described as follows:

BEGINNING at a point on an existing chain link fence line, said point being South  $00^{\circ}10'30''$  East 537.45 feet and East 842.71 feet from the Northwest corner of said Section 36 (the basis of bearing being North  $00^{\circ}39'56''$  West between said Northwest corner of said Section 36 and the Northwest Corner of Section 25, Township 4 North, Range 2 East, Salt Lake Base and Meridian) and running thence along said fence line North  $52^{\circ}27'00''$  West 100.00 feet; thence North  $40^{\circ}30'00''$  East 50.00 feet; thence North  $49^{\circ}03'35''$  West 15.00 feet; thence North  $41^{\circ}06'40''$  East 131.80 feet to the southwesterly line of Industrial Park Road; thence along said line South  $64^{\circ}30'09''$  East 260.86 feet to the northwesterly line of SR-66; thence along said line South  $40^{\circ}17'00''$  West 237.11 feet to the southeasterly extension of said chain link fence; thence North  $52^{\circ}27'00''$  West 139.59 feet to the POINT OF BEGINNING.

Said parcel contains 52,396 square feet or 1.20 acres, more or less.

AND

New Parcel - - - - - :

Described as:

**ADJUSTED PARCEL 2:**

A parcel of land located in the Northwest Quarter of Section 36, Township 4 North, Range 2 East, Salt Lake Base and Meridian, Morgan County, Utah, described as follows:

BEGINNING at a point South  $00^{\circ}10'30''$  East 289.19 feet and East 624.56 feet from the Northwest corner of said Section 36 (the basis of bearing being North  $00^{\circ}39'56''$  West between said Northwest corner of Section 36 and the Northwest Corner of Section 25, Township 4 North, Range 2 East, Salt Lake Base and Meridian) and running thence North  $41^{\circ}04'03''$  East 68.20 feet to the southwesterly line of Industrial Park Road; thence along said line the following three courses: 1) South  $68^{\circ}42'57''$  East 55.90 feet to a point of tangency of a 170.50 foot radius curve to the right, 2) Easterly 12.54 along the arc of said curve through a central angle of  $04^{\circ}12'48''$  and a long chord of South  $66^{\circ}36'33''$  East 12.54 feet and 3) South  $64^{\circ}30'09''$  East 154.04 feet; thence South  $41^{\circ}06'40''$  West 131.80 feet; thence North  $49^{\circ}03'35''$  West 212.83 feet to the POINT OF BEGINNING.

Said parcel contains 21,652 square feet or 0.50 acres, more or less.





When recorded send to:

Dominion Engineering Associates, L.C.  
5684 S. Green Street  
Murray, Utah 84123

Parcel #: 00-0004-2901  
00-0004-8411  
00-0074-6317

## PARCEL LINE ADJUSTMENT AND QUIT CLAIM DEED

This Parcel Line Adjustment and Quit Claim Deed is made and entered into by RFM REAL ESTATE, LLC, an Idaho Limited Liability Company.

WHEREAS:

A. " RFM REAL ESTATE, LLC " is the owner in fee simple of the following described parcels of real property:

### Parcel 1:

A part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 4 North, Range 2 East of the Salt Lake Base and Meridian:

BEGINNING at a point on the northwesterly side of State Street, which point bears South 579.92 feet and East 1002.24 feet from the Northwest Corner (stone in place) of the said Section 36 and running thence North 50°00' West 145.0 feet; thence North 40°17' East 90 feet; thence South 50°00' East 145.0 feet to State Street; thence along said street South 40°17' West 90.0 feet to the POINT OF BEGINNING.

(Parcel No. 00-0004-2901)

### Parcel 2:

A tract of land situate in the Northwest Quarter of the Northwest Quarter of Section 36, Township 4 North, Range 2 East of the Salt Lake Base and Meridian, US Survey;

COMMENCING at the Northwest Corner (brass cap) of said Section 36; thence South 0°10'30" East along the west line of said Section 36, a distance of 537.96 feet; thence East a distance of 841.98 feet to the TRUE POINT of BEGINNING; thence North 40°17' East a distance of 81.70 feet; thence South 50°40'32" East a distance of 145.02 feet (record South 50°00' East 145.00 feet), to a point in the northerly line of State Street; thence South 40°17' West along said Northerly line of State Street a distance of 77.19 feet; thence North 52°27' West a distance of 145.16 feet to the POINT of BEGINNING. Basis being is the west line of said Northwest Quarter of Section 36, called South 0°10'30" East.

(Parcel No. 00-0004-8411)

**Parcel 3:**

A tract of land situated in the Northwest Quarter of Section 36, Township 4 North, Range 2 East, Salt Lake Base and Meridian, U.S Survey, Morgan City, Morgan County, Utah, being more particularly described as follows:

COMMENCING at the Northwest Corner of Section 36 as monumented by a Morgan City brass cap; thence South  $00^{\circ}10'30''$  East 289.70 feet; thence North  $90^{\circ}00'00''$  East 623.83 feet to a rebar and cap, the TRUE POINT OF BEGINNING; thence North  $41^{\circ}04'03''$  East 66.30 feet to the southwesterly line of Industrial Park Road; thence South  $68^{\circ}42'57''$  East 55.90 feet along said Southwesterly line; thence 12.54 feet along said southwesterly line, a curve to the right having a radius of 170.50 feet and a chord bearing South  $66^{\circ}36'34''$  East 12.54 feet; thence South  $64^{\circ}30'09''$  East 420.67 feet along said southwesterly line to a rebar and cap placed on the northwesterly line of State Highway No. 66; thence South  $40^{\circ}17'00''$  West 69.22 feet along said northwesterly line to a rebar and cap; thence North  $50^{\circ}40'32''$  West 145.02 feet to a rebar and cap; thence South  $40^{\circ}17'00''$  West 171.69 feet to a rebar and cap; thence North  $52^{\circ}27'00''$  West 100.0 feet to a nail and washer; thence North  $40^{\circ}30'00''$  East 50.0 feet to a rebar and cap; thence North  $49^{\circ}03'35''$  West 227.83 feet to the POINT OF BEGINNING. the Basis of bearing is the north line of the Northeast Quarter of Section 35, called South  $89^{\circ}51'21''$  West.

(Parcel No. 00-0074-6317)

LESS AND EXCEPTING ANY PORTION OF THE ABOVE-DESCRIBED property lying within the boundaries of Industrial Park Road as dedicated.

B. THE UNDERSIGNED PARTY DESIRES TO ADJUST THE THREE (3) EXISTING PARCELS ON THE SUBJECT PROPERTY TO TWO (2) PARCELS IN ACCORDANCE WITH SECTION 10-9a-523 OF THE UTAH CODE.

**ADJUSTED PARCEL 1:**

A parcel of land located in the Northwest Quarter of Section 36, Township 4 North, Range 2 East, Salt Lake Base and Meridian, Morgan County, Utah, described as follows:

BEGINNING at a point on an existing chain link fence line, said point being South  $00^{\circ}10'30''$  East 537.45 feet and East 842.71 feet from the Northwest corner of said Section 36 (the basis of bearing being North  $00^{\circ}39'56''$  West between said Northwest corner of said Section 36 and the Northwest Corner of Section 25, Township 4 North, Range 2 East, Salt Lake Base and Meridian) and running thence along said fence line North  $52^{\circ}27'00''$  West 100.00 feet; thence North  $40^{\circ}30'00''$  East 50.00 feet; thence North  $49^{\circ}03'35''$  West 15.00 feet; thence North  $41^{\circ}06'40''$  East 131.80 feet to the southwesterly line of Industrial Park Road; thence along said line South  $64^{\circ}30'09''$  East 260.86 feet to the northwesterly line of SR-66; thence along said line South  $40^{\circ}17'00''$  West 237.11 feet to the southeasterly extension of said chain link fence; thence North  $52^{\circ}27'00''$  West 139.59 feet to the POINT OF BEGINNING.

Said parcel contains 52,396 square feet or 1.20 acres, more or less.

**ADJUSTED PARCEL 2:**

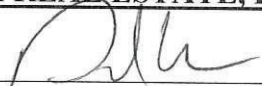
A parcel of land located in the Northwest Quarter of Section 36, Township 4 North, Range 2 East, Salt Lake Base and Meridian, Morgan County, Utah, described as follows:

BEGINNING at a point South 00°10'30" East 289.19 feet and East 624.56 feet from the Northwest corner of said Section 36 (the basis of bearing being North 00°39'56" West between said Northwest corner of Section 36 and the Northwest Corner of Section 25, Township 4 North, Range 2 East, Salt Lake Base and Meridian) and running thence North 41°04'03" East 68.20 feet to the southwesterly line of Industrial Park Road; thence along said line the following three courses: 1) South 68°42'57" East 55.90 feet to a point of tangency of a 170.50 foot radius curve to the right, 2) Easterly 12.54 along the arc of said curve through a central angle of 04°12'48" and a long chord of South 66°36'33" East 12.54 feet and 3) South 64°30'09" East 154.04 feet; thence South 41°06'40" West 131.80 feet; thence North 49°03'35" West 212.83 feet to the POINT OF BEGINNING.

Said parcel contains 21,652 square feet or 0.50 acres, more or less.

1. Nothing contained herein shall be construed as giving, granting, conveying, or relinquishing any existing easement rights, interests, or claims.
2. The terms and conditions of this parcel line adjustment shall be and hereby are made binding on the heirs, administrators, executors, personal representatives, successors, and/or assigns of the party hereto.

**RFM REAL ESTATE, LLC**

By: 

Print Name: Donald Mark Ridley

Its: Manager

**Acknowledgment by a Limited Liability Company:**

STATE OF IDAHO )  
 ) ss.  
COUNTY OF ADA )

On this 5<sup>th</sup> day of August, 2022, before me, the undersigned Notary Public in and for said State, personally appeared Donald Mark Ridley, known or identified to me to be the (manager / member) of RFM REAL ESTATE, LLC, the limited liability company that executed the foregoing instrument and duly acknowledged to me that said entity executed the same.

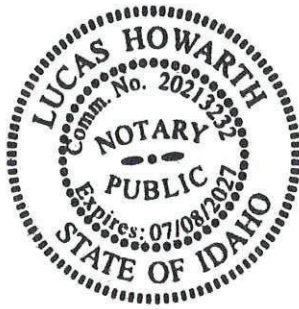
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
(signature)

NOTARY PUBLIC FOR IDAHO (state)

Residing at: Boise, ID (address)

My Commission Expires: 7/8/27





E 146794 B 348 P 1286  
Date 01-Feb-2019 04:07PM  
Fee: \$14.00 ACH  
Filed By: JP  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: FIRST AMERICAN TITLE-NCS-SLC1  
Recorded Electronically by Simplifile

WHEN RECORDED, MAIL TO:

Cheney Law Group  
2825 E. Cottonwood Pkwy, Suite 500  
Cottonwood Heights, UT 84121  
Attn: Brian C. Cheney

Tax ID: 04-236-02, 00-0004-8817

**SPECIAL WARRANTY DEED**

**RYNELL PROPERTIES, LLC, a Utah Limited Liability Company**, whose address is 253 West 1550 South, Morgan, Utah 84050, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS** to **RFM REAL ESTATE, LLC, an Idaho Limited Liability Company**, whose address is 621 Washington Street, Twin Falls, Idaho, 83301-5519, Grantee, the following described real property, situate in Morgan County and State of Utah, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:


*See Exhibit "A" attached hereto and incorporated herein by this reference.*

***TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.***

***SUBJECT, HOWEVER, to all easements, rights-of-way, reservations and restrictions, including all minerals and mineral rights of any kind, now of record.***

WITNESS my hand this 1st day of February, 2019.

**RYNELL PROPERTIES, LLC,  
a Utah limited liability company**

By:   
Name: Ryan Spivey  
Title: MLP

STATE OF Utah )  
 ) ss.  
COUNTY OF Morgan )

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by  
Ryan Nye this 31<sup>st</sup> day of January, 2019.

WITNESS my hand and official seal.



Sheri Stephens  
NOTARY PUBLIC  
My Commission Expires: 03-01-2021

**EXHIBIT A TO WARRANTY DEED**

Real property in the City of Morgan, State of Utah, described as follows:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN CITY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 36 AS MONUMENTED BY A MORGAN CITY BRASS CAP; THENCE SOUTH 00°10'30" EAST 289.70 FEET; THENCE NORTH 90°00'00" EAST 623.83 FEET TO A REBAR AND CAP, THE TRUE POINT OF BEGINNING; RUNNING THENCE SOUTH 41°04'03" WEST 265.00 FEET; THENCE NORTH 48°55'57" WEST 20.61 FEET; THENCE NORTH 38°45'04" EAST 319.50 FEET MORE OR LESS, TO THE SOUTHWESTERLY LINE OF INDUSTRIAL PARK ROAD; THENCE ALONG SAID LINE SOUTH 68°42'57" EAST 35.63 FEET; THENCE SOUTH 41°04'03" WEST 66.30 FEET TO THE POINT OF BEGINNING. CONTAINING 8843 SF, OR 0.20 AC, MORE OR LESS