

E 165860 B 409 P 1254
Date 14-May-2024 08:03AM
Fee: \$40.00 ACH
Filed By: JM
BRENDA NELSON, Recorder
MORGAN COUNTY
For: COTTONWOOD TITLE INSURANCE AGENCY, IN
Recorded Electronically by Simplifile

Mail Recorded Deed & Tax Notice To:
Luminary Investments, L.L.C.,
a Utah limited liability company
426 Imperial Drive
Morgan, UT 84050



File No.: 177320-DWP

WARRANTY DEED

Willis K. Clyde and Lynette K. Clyde, Trustees, or their successors in trust, under the Willis and Lynette Clyde Family Living Trust, dated May 31, 2013, and any amendments thereto,

GRANTOR(S), of Heber, State of Utah, hereby Conveys and Warrants to

Luminary Investments, L.L.C., a Utah limited liability company,

GRANTEE(S), of Morgan, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Morgan County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 00-0004-5060; **Serial No. 04-414** (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 13th day of May, 2024.

Willis and Lynette Clyde Family Living Trust,
dated May 31, 2013

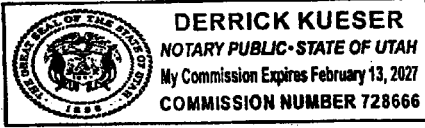
BY: [Signature]
Willis K. Clyde
Trustee

BY: [Signature]
Lynette K. Clyde
Trustee

STATE OF UTAH
COUNTY OF ~~DAVIS~~ ^{Utah}

On this 13th day of May, 2024, before me, personally appeared Willis K. Clyde, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Trustee on behalf of The Willis and Lynette Clyde Family Living Trust, dated May 31, 2013.

[Signature]
Notary Public



STATE OF UTAH
COUNTY OF ~~DAVIS~~ ^{Utah}

On this 13th day of May, 2024, before me, personally appeared Lynette K. Clyde, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Trustee on behalf of The Willis and Lynette Clyde Family Living Trust, dated May 31, 2013.

[Signature]
Notary Public

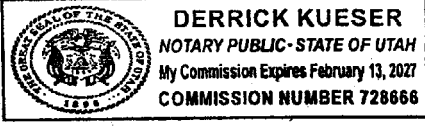


EXHIBIT A
Legal Description

Part of the Northeast quarter of the Northwest quarter of Section 36, Township 4 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on Commercial Street, 33 feet North 58°00'00" West of Monument "B", Morgan City Survey, and running thence North 58°00'00" West 52 feet; thence South 32°25'00" West 115.50 feet; thence North 58°00'00" West 14 feet; thence South 32°00'00" West 46 feet; thence South 58°00'00" East 66 feet; thence North 32°00'00" East 161.50 feet to the place of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning 99 feet North 58°00'00" West 141.5 feet South 32°00'00" West from Monument "B", Morgan City Survey; thence South 58°00'00" East 66 feet; thence South 32°00'00" West 20 feet; thence North 58°00'00" West 66 feet; thence North 32°00'00" East 20 feet to beginning.