

Mail Recorded Deed and Tax Notice To:
James Daniel Rigdon
470 N 2450 W
Tremonton, UT 84337

06-053-0122, 0024, 0026 < 06-053-0128, 0129



File No.: 147723-CAF

WARRANTY DEED

This deed is given to change the boundary line
and transfer ownership per Record of Survey
attached hereto as Exhibit B

James Coe Christensen, successor trustee of the Landdane Trust dated January 21, 2004, as amended
March 9, 2012 and James Daniel Rigdon as their interest may appear

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

James Daniel Rigdon

GRANTEE(S) of Fruit Heights, 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 **Box Elder County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 06-053-0122, 06-053-0024, 06-053-0026 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions,
reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this ⁷~~10~~th day of September, 2021.

Landdane Trust dated January 21, 2004, as amended March 9, 2012

BY: James Coe Christensen
James Coe Christensen
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this ⁷~~10~~th day of September, 2021, before me, personally appeared James Coe Christensen, 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 on behalf of Landdane Trust dated January 21, 2004, as amended March 9, 2012.

Megan Sevy
Notary Public



Dated this 9 day of September, 2021.

BY: James Daniel Rigdon
James Daniel Rigdon

STATE OF UTAH

COUNTY OF SALT LAKE

On this 9 day of September, 2021, before me, personally appeared James Daniel Rigdon, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

Megan Sevy

Notary Public



File No. 147723-CAF.

**EXHIBIT A
PROPERTY DESCRIPTION**

06-053-0128

BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF EAST GARLAND ROAD AT A POINT 3705.27 FEET S 89°59'51" E (RECORD EAST) ALONG THE SECTION LINE (BASIS OF BEARING) AND 1170.48 FEET SOUTH AND 449.30 FEET S 23°57'15" W FROM THE NORTHWEST CORNER OF SECTION 25, T 12 N, R 3 W, SLB&M AND RUNNING THENCE S 23°57'15" W 294.79 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF THE JAMES D RIGDON PROPERTY (TAX PARCEL NO 06-053-0023); THENCE S 89°56'31" W 335.28 FEET ALONG THE NORTH LINE OF SAID RIGDON PROPERTY; THENCE S 00°03'29", E 160.00 FEET TO THE SOUTHWEST CORNER OF SAID RIGDON PROPERTY AND NORTH LINE OF ROCHE ONE LOT SUBDIVISION; THENCE S 89°56'31" W 838.62 FEET ALONG THE NORTH LINE OF SAID ROCHE ONE LOT SUBDIVISION; THENCE N 09°29'32" E 436.62 FEET ALONG DITCH LINE AND EXTENSION THEREOF; THENCE S 89°59'51" E 1221.41 FEET TO THE POINT OF BEGINNING.

