

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Tyler Rank
231 South 400 East
Brigham City, UT 84302

WARRANTY DEED

File No.: 067396
APN: 03-123-0015

Brian K. Madsen, Trustee of The Brian Madsen Living Trust dated the 22nd day of June, 2023,

Grantor(s), of Brigham City, Box Elder County, State of Utah, hereby convey(s) and warrant(s) to

Tyler Rank, a married man,

Grantee(s), of Brigham City, Box Elder County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Box Elder County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 21 day of July, 2023.

Brian K. Madsen, Trustee of The Brian Madsen Living Trust dated the 22nd day of June, 2023

BY: *Brian K. Madsen*
Brian K. Madsen, Trustee

STATE OF UTAH)

:ss)

COUNTY OF Box Elder)

The foregoing instrument was acknowledged before me the 21 day of July, 2023 by Brian K. Madsen, Trustee of The Brian Madsen Living Trust dated the 22nd day of June, 2023.

Dody Sheppard
Notary Public

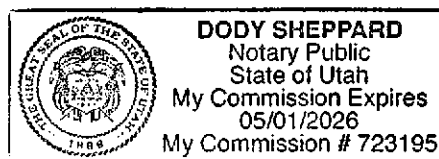


EXHIBIT "A"

Being part of Lots 1 and 2, Block 71, Plat "B", Brigham City Survey, thence South 81 feet South of the Northwest corner of Lot 2, Block 71, Plat "B", Brigham City Survey, thence South 81 feet, thence East 165 feet, thence North 81 feet; thence West 165 feet to beginning.

Situated in Box Elder County, State of Utah