

NT-124580  
When Recorded Mail To:  
YPPVRE, LLC, a Utah Limited Liability Company  
645 North Main Street, PO Box 684  
Layton, UT 84041

## WARRANTY DEED

**Bernco Holdings, LLC, aka Bernco, LLC, a Utah limited liability company**

Grantor(s) of Logan, County of Cache, State of Utah, hereby *CONVEY AND WARRANT* to

**YPPVRE, LLC, a Utah Limited Liability Company**

Grantee(s) of Layton, County of Davis, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Cache County, State of UT:

SEE EXHIBIT "A" ATTACHED AND MADE A PART HERETO

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

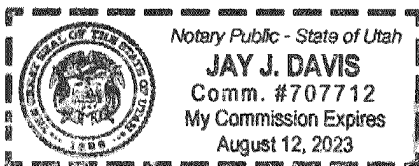
Witness, the hand(s) of said Grantor(s), this July 7, 2023.

Bernco Holdings, LLC, aka Bernco, LLC, a Utah limited liability company

By: Patricia B. Hancey Date: 7/7/23  
Patricia B. Hancey, Manager

State of UT )  
County of Cache )§

On July 7, 2023, personally appeared before me Patricia B. Hancey who, being by me duly sworn, did say that she is the Manager of Bernco Holdings, LLC, aka Bernco, LLC, a Utah limited liability company and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



JJD  
Notary Public

## EXHIBIT "A"

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF LOGAN, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE S89°59'10"W 359.46 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE WEST LINE OF 800 WEST STREET AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE COURSES: 1. S45°56'06"E 240.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 500.00 FEET AND A LONG CHORD OF 377.12 FEET BEARING S24°12'25"E; 2. SOUTHEASTERLY 386.68 FEET ALONG SAID CURVE; 3. S0°07'19"E 145.74 FEET; THENCE S89°11'16"W 786.21 FEET; THENCE N47°55'06"W 237.04 FEET ALONG A FENCE; THENCE N7°52'33"W 354.48 FEET ALONG A FENCE TO THE SOUTHEASTERLY LINE OF U.S. HIGHWAY 89 / 91; THENCE N45°51'33"E 227.01 FEET ALONG SAID SOUTHEASTERLY LINE TO THE NORTH LINE OF SAID SECTION; THENCE N89°59'10"E 519.86 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. ALSO: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE S89°59'10"W 33.00 FEET; THENCE S0°07'19"E 21.28 FEET TO THE POINT OF BEGINNING; THENCE S0°07'19"E 241.17 FEET ALONG THE ABANDONED WEST LINE OF 800 WEST STREET; THENCE ALONG THE NEW EAST LINE OF 800 WEST STREET AND THE SOUTH LINE OF 1800 SOUTH STREET THE FOLLOWING FIVE COURSES: 1. NORTHWESTERLY 179.63 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 566.00 FEET AND A LONG CHORD OF 178.87 FEET BEARING N37°13'14"W; 2. N45°56'06"W 53.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 17.00 FEET AND A LONG CHORD OF 25.01 FEET BEARING N1°25'55"E; 3. NORTHERLY 28.11 FEET ALONG SAID CURVE TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 145.00 FEET AND A LONG CHORD OF 100.57 FEET BEARING N69°05'23"E; 4. NORTHEASTERLY 102.70 FEET ALONG SAID CURVE; 5. N89°22'50"E 51.63 FEET TO THE POINT OF BEGINNING.

PARCEL NO.: 03-006-0003

RECORDING & TAX NOTICE TO:

645 North Main Street  
Layton, Utah 84041

File Number: 2269158MLH

## WARRANTY DEED

**THIS DEED**, made and entered into by and between, **Stan Checketts Properties, L.C., a Utah Limited Liability Company**, ("Grantor"), in favor of

**YPPVRE, LLC, a Utah Limited Liability Company**  
("Grantee")

**WITNESSETH**, that for and in consideration of Ten Dollars and other valuable consideration, paid by Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells, conveys, deeds and warrants unto Grantee against all claiming, that certain real estate lying and being situated in **Cache County, State of Utah**, more particularly described as follows ("Premises"):

See Legal Description of Subject Property on attached Exhibit "A".  
Cache County, State of Utah, Tax Parcel Numbers 03-006-0004; 03-006-0033  
03-006-0006

**SUBJECT TO** all patents, easements, rights of way, covenants, restrictions, reservations, restrictions of record, by deed or decree and ongoing general property taxes.

**TO HAVE AND TO HOLD**, the said premises, with its appurtenances, including water, unto the said Grantee and to the Grantees successors, heirs and assigns forever. Grantor covenants that Grantor is the owner of the subject property in fee, premises is free and clear of lien or encumbrance, except current year taxes, levies, and assessments.

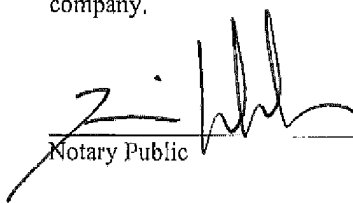
**IN WITNESS WHEREOF**, Grantor sets its hand and seal on this Warranty Deed.

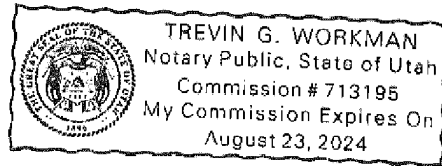
Stan Checketts Properties, L.C., a Utah Limited Liability Company

by: Sandy Checketts 8/12/2022  
Sandy Checketts Manager Date

State of Utah  
County of Cache

On this the <sup>TW</sup> 12 day of August 2022, Sandy Checketts as Manager of Stan Checketts Properties, L.C., a Utah Limited Liability Company, personally appeared before me, a Notary Public in the State of Utah, who duly acknowledged to me that she executed this document in the capacity stated and in accordance with the terms and conditions of the operating agreement of the stated limited liability company.

  
\_\_\_\_\_  
Notary Public



## EXHIBIT A

File No.: 2269158MLH

## LEGAL DESCRIPTION

## PARCEL 1:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF LOGAN, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89°59'10"W 33.00 FEET; THENCE SOUTH 00°07'19"E 657.15 FEET ALONG THE WEST LINE OF 800 WEST STREET; THENCE SOUTH 89°11'16" WEST 786.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°11'16" WEST 152.38 FEET; THENCE NORTH 08°19'37" WEST 44.92 FEET TO A REBAR WITH WAYNE CROW CAP; THENCE ALONG THE NORTHERLY BANK OF A DITCH THE FOLLOWING FOUR COURSES: 1. NORTH 58°55'09" WEST 199.96 FEET; 2. NORTH 08°37'57" WEST 93.28 FEET; 3. NORTH 74°18'30" WEST 67.23 FEET; 4. NORTH 77°46'14" WEST 64.79 FEET TO THE SOUTHEASTERLY LINE OF U.S. HIGHWAY 89 / 91; THENCE NORTH 45°51'33" EAST 345.12 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE SOUTH 07°52'33" EAST 354.48 FEET ALONG A FENCE; THENCE SOUTH 47°55'06" EAST 237.04 FEET ALONG A FENCE TO THE POINT OF BEGINNING.

## PARCEL 3:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LOGAN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WESTERLY LINE OF 800 WEST STREET LOCATED SOUTH 00°07'19"E ALONG THE SECTION LINE 1,331.41 FEET AND WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B. & M.; THENCE SOUTH 89°46'47" WEST 460.97 FEET THENCE NORTH 00°07'19" WEST 515.70 FEET THENCE NORTH 89°11'16" EAST 461.00 FEET TO THE WEST LINE OF 800 WEST STREET THENCE SOUTH 00°07'19" EAST ALONG SAID STREET 520.46 FEET TO THE POINT OF BEGINNING.

## PARCEL 4

A PORTION OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LOGAN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 00°07'19" EAST ALONG THE SECTION LINE 1,331.41 FEET AND WEST 33.00 FEET AND SOUTH 89°46'47" WEST 460.97 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B. & M.; THENCE SOUTH 89°46'47" WEST 832.25 FEET THENCE NORTH 00°12'01" WEST 496.79 FEET; THENCE NORTH 00°43'16" WEST 258.19 FEET TO A FENCE CORNER, THENCE NORTH 86°17'38" EAST ALONG A FENCE LINE AND EXTENSION THEREOF 93.00 FEET; THENCE SOUTH 00°44'54" EAST 263.61 FEET; THENCE NORTH 89°38'11" EAST 110.11 FEET THENCE SOUTH 89°48'47" EAST 176.57 FEET THENCE SOUTH 00°07'19" EAST 241.04 FEET; THENCE NORTH 89°46'47" EAST 453.25 FEET THENCE SOUTH 00°07'19" EAST 255.00 FEET TO THE POINT OF BEGINNING

RECORDING & TAX NOTICE TO:

645 North Main Street  
Layton, Utah 84041

File Number: 2269158MLH

## WARRANTY DEED

**THIS DEED**, made and entered into by and between, **Kevin Checketts**, ("Grantor"), in favor of  
**YPPVRE, LLC**, a Utah Limited Liability Company  
("Grantee")

**WITNESSETH**, that for and in consideration of Ten Dollars and other valuable consideration, paid by  
Grantee to Grantor, receipt of which is acknowledged, Grantor hereby gives, grants, bargains, sells,  
conveys, deeds and warrants unto Grantee against all claiming, that certain real estate lying and being  
situated in **Cache County, State of Utah**, more particularly described as follows ("Premises"):

See Legal Description of Subject Property on attached Exhibit "A".  
Cache County, State of Utah, Tax Parcel Numbers 03-006-0005 03-006-0013

**SUBJECT TO** all patents, easements, rights of way, covenants, restrictions, reservations, restrictions of  
record, by deed or decree and ongoing general property taxes.

**TO HAVE AND TO HOLD**, the said premises, with its appurtenances, including water, unto the said  
Grantee and to the Grantees successors, heirs and assigns forever. Grantor covenants that Grantor is the  
owner of the subject property in fee, premises is free and clear of lien or encumbrance, except current year  
taxes, levies, and assessments.

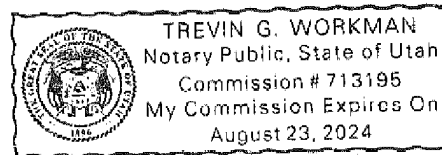
**IN WITNESS WHEREOF**, Grantor sets its hand and seal on this Warranty Deed.

K. Checketts 8/12/2022  
Kevin Checketts Date

State of Utah  
County of Cache

On this the 12 day of August 2022, Kevin Checketts, personally appeared before me, a Notary  
Public in the State of Utah, who duly acknowledged to me that he executed this document, under no  
duress, expressed or implied.

Trevin G. Workman  
Notary Public



## EXHIBIT A

File No.: 2269158MLH

## LEGAL DESCRIPTION

## PARCEL 2:

BEGINNING AT A POINT IN THE SOUTHEAST RIGHT OF WAY LINE OF THE U.S. HIGHWAY NO. 91 AS AT PRESENT LOCATED, 12.75 CHAINS, MORE OR LESS WEST AND SOUTH 45°51' WEST 568 FEET OF THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN, AND RUNNING THENCE EASTERLY IN THE NORTH BANK OF AN IRRIGATION DITCH 129 FEET; THENCE SOUTHERLY ALONG SAID DITCH 80 FEET; THENCE SOUTHEASTERLY IN THE NORTH BANK OF SAID DITCH 204 FEET; THENCE SOUTH 213 FEET; THENCE WEST 380 FEET; MORE OR LESS TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, THENCE NORTH 254 FEET TO A POINT 150 FEET SOUTH OF THE SOUTH LINE OF SAID HIGHWAY; THENCE NORTHWESTERLY TO THE SOUTH LINE OF SAID HIGHWAY TO A POINT SOUTH 45°51' WEST 140 FEET FROM THE PLACE OF BEGINNING; THENCE NORTH 45°51' EAST 140 FEET TO THE PLACE OF BEGINNING.

LESS: PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17 AND THENCE ALONG THE FOLLOWING COURSES: 1. 12.75 CHAINS WEST BY RECORD; 2. SOUTH 45°51' WEST 708 FEET BY RECORD; 3. SOUTH 45°57'04" EAST 94.30 FEET; 4. SOUTH 01°16'14" EAST 17.45 FEET; TO THE TRUE POINT OF BEGINNING; AND THENCE NORTH 86°23'20" EAST ALONG AN EXISTING FENCE, 98.00 FEET; THENCE SOUTH 00°39'12" EAST, 262.71 FEET (SOUTH 254' B.R.) TO A FENCE RUNNING EAST AND WEST; THENCE SOUTH 89°10'30" WEST ALONG AN EXISTING FENCE AND ITS EXTENSION, 93.00 FEET; THENCE NORTH 00°37'14" WEST 258.19 FEET (NORTH 254' B.R.) TO THE BEGINNING.

## PARCEL 5:

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT 60 RODS EAST AND 50 RODS NORTH OF THE CENTER OF SAID SECTION 17 AND THENCE NORTH 01°04'51" WEST ALONG AN EXISTING FENCE, 123.89 FEET (NORTH 123' B.R.); THENCE SOUTH 89°48'25" EAST ALONG AN EXISTING FENCE, 139.20 FEET (EAST 140' B.R.); THENCE NORTH 00°41'39" WEST ALONG AN EXISTING FENCE, 613.43 FEET (NORTH 560' B.R.); THENCE NORTH 87°45'17" WEST ALONG AN EXISTING FENCE, 17.69 FEET (WEST 20' B.R.); THENCE NORTH 01°04'10" WEST ALONG AN EXISTING FENCE, 442.27 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 89-91; THENCE NORTH 45°51'00" EAST ALONG SAID RIGHT OF WAY LINE 205.24 FEET TO A POINT 12.75 CHAINS WEST AND SOUTH 45°51'00" WEST; 708 FEET, OF THE NORTHEAST CORNER OF SAID SECTION 17; SAID POINT ALSO BEING THE SOUTHERLY LINE OF THE MAXINE A. RUSSELL PROPERTY; THENCE SOUTH 45°57'04" EAST ALONG AN EXISTING FENCE, 94.30 FEET (BY MEASURE); THENCE SOUTH 01°16'14" WEST ALONG AN EXISTING FENCE, 17.45 FEET (BY MEASURE)(LAST TWO CALLS BY RECORD 150 FEET); THENCE SOUTH 00°37'34" EAST, 475.07 FEET; THENCE SOUTH 01°01'39" EAST ALONG AN EXISTING FENCE, 279.71 FEET; THENCE SOUTH 00°05'12" WEST ALONG AN EXISTING FENCE, 485.46 FEET; THENCE NORTH 89°55'59" WEST, 327.63 FEET (WEST 20 RODS B.R.) TO THE BEGINNING.

File No. 104653



Mail Tax Notices to:  
645 North Main Street  
Layton, UT 84041

**WARRANTY DEED**

R & S COMMERCIAL PROPERTY, LLC

grantor of the State of Utah, hereby CONVEY and WARRANT to

YPPVRE, LLC, a Utah Limited Liability Company

grantees for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Cache County, State of Utah.

A portion of the Northeast Quarter of Section 17, Township 11 North, Range 1 East, Salt Lake Base and Meridian, located in Logan, Utah, more particularly described as follows: Beginning at a point located South 0°07'19" East along the Section line 1,331.41 feet and West 33.00 feet and South 89°46'47" West 460.97 feet and North 0°07'19" West 255.00 feet from the Northeast corner of Section 17, Township 11 North, Range 1 East, Salt Lake Base and Meridian; thence South 89°46'47" West 453.25 feet; thence North 0°07'19" West 241.04 feet; thence North 8°19'35" West 170.21 feet; thence North 89°11'16" East 938.58 feet to the West line of 800 West Street; thence South 0°07'19" East along said street 153.79 feet; thence South 89°11'16" West 461.00 feet; thence South 0°07'19" East 260.70 feet to the point of beginning. Tax Roll No. 03-006-0007

WITNESS, the hand of said grantors, this December ~~30~~ 2021.

R & S COMMERCIAL PROPERTY, LLC

By:   
RICHARD GLADFELDER, Manager

STATE OF Utah            )  
  SS  
County of Cache         )

On ~~23rd~~<sup>30th</sup> day of December, 2021 personally appeared before me RICHARD GLADFELDER who being by me duly sworn did say, each for himself, that he is the Manager of R & S COMMERCIAL PROPERTY, LLC, a Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

  
Notary Public

