

Vanguard Title Insurance Agency, LLC  
Mail Tax Notices to Grantee and  
WHEN RECORDED RETURN TO:  
JSAM, LLC  
13262 Newport Dawn Dr  
Draper, UT 84020 File No.: 67784-BA

13781015  
9/23/2021 4:21:00 PM \$40.00  
Book - 11243 Pg - 5504-5505  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
VANGUARD TITLE INS AGCY  
BY: eCASH, DEPUTY - EF 2 P.

### WARRANTY DEED

GRANTOR(S): **Covent Garden Holdings, LLC**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **JSAM, LLC**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Salt Lake County**, State of **UTAH**:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 27 day of 09, 2021.

**Covent Garden Holdings, LLC**

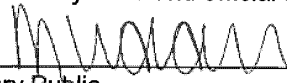
BY:   
Steve Guymon, Manager

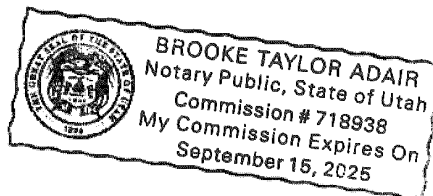
State of Utah            }  
                                  }ss.

County of Salt Lake    }

On this 27 day of 09/21, personally appeared before me Steve Guymon, Manager of Covent Garden Holdings, LLC, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

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



## EXHIBIT "A"

**AN UNDIVIDED 1.8752% INTEREST IN AND TO THE FOLLOWING:**

**PARCEL 1:**

**A parcel of land located in the Southeast corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:**

**Beginning at a point which is South 89°36'28" West a distance of 1,327.08 feet along the section line to the Northwest corner of the Northeast quarter of the Southeast quarter of said Section 11 ; thence leaving said section line to and along the West line of said Northeast quarter South 00°36'49" West a distance of 277.89 feet; thence leaving said West line North 89°51'53" West a distance of 14.72 feet from the East quarter corner of said Section 11, and running thence South 01°50'33" East a distance of 343.46 feet to the said West line; thence along said West line South 00°36'49" West a distance of 691.66 feet to the South line of the Northwest quarter of the Southeast quarter of said Section 11; thence South 89°46'00" West along said South line a distance of 189.41 feet; thence leaving said South line North 00°05'10" East a distance of 1,034.41 feet; thence North 89°36'28" East a distance of 184.22 feet to the point of beginning.**

**TOGETHER WITH AND SUBJECT TO the following described right-of-way over, upon and across the following described tract of land, which right-of-way shall inure to the benefit of the land bordering on the West; to-wit:**

**Commencing at a point which is South 89°36'28" West 1,451.75 feet from the East quarter corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°36'28" West a distance of 50.00 feet; thence South 00°05'10" West a distance of 277.89 feet, more or less, to the North boundary of the above-described tract; thence South 89°36'28" West a distance of 77.25 feet; thence South 00°05'10" West a distance of 575.27 feet; thence South 89°36'28" West a distance of 1,063.12 feet; thence South 00°59'54" West a distance of 50.01 feet; thence North 89°36'28" East a distance of 1,113.93 feet; thence North 00°05'10" East a distance of 575.27 feet; thence North 89°36'28" East a distance of 77.25 feet; thence North 00°05'10" East a distance of 327.89 feet to the point of beginning.**

**PARCEL 1A:**

**The following described right-of-way over, upon and across the following described tract of land:**

**Commencing at a point which is South 89°36'28" West 1,451.75 feet from the East quarter corner of said Section 11 and running thence South 89°36'28" West 50.00 feet; thence South 00°05'10" West 277.89 feet, more or less, to the North boundary of the above-described tract; thence South 89°36'28" West 27.25 feet along said North boundary to the Northwest corner of said tract; thence South 00°05'10" West 50.00 feet along the West boundary of said tract; thence North 89°36'28" East 77.25 feet; thence North 00°05'10" East 327.89 feet, more or less, to the point of beginning.**

Tax Parcel No.: 33-11-400-021