

NTBE-116896

When Recorded Mail To:

Green Haven Homes, LLC

13304 S. 7530w

Herriman, UT

84096

WARRANTY DEED

Bar JM Ranch LLC

Grantor(s) of Tremonton, County of Box Elder, State of Utah, hereby **CONVEY AND WARRANT** to

Green Haven Homes, LLC

Grantee(s) of Herriman, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Box Elder County, State of UT:

BEGINNING AT A POINT NORTH 684.05 FEET & WEST 160 FEET MORE OR LESS FROM SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE MERIDIAN. SAID POINT BEING ON WESTERLY LINE OF INTERSTATE HIGHWAY I 80-5, THENCE WEST 2444 FEET, THENCE NORTH 647.4 FEET, THENCE EAST 1500 FEET MORE OR LESS TO WESTERLY RIGHT OF WAY OF INTERSTATE FRONTAGE ROAD, THENCE SOUTH 57°31'30" EAST 1171 FEET MORE OR LESS TO BEGINNING.

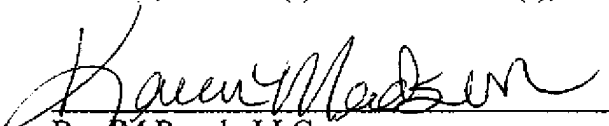
LESS: BEGINNING AT A POINT ON GRANTORS SOUTH LINE & WEST LINE OF INTERSTATE FRONTAGE ROAD, BEING APPROXIMATELY 684.05 FEET NORTH & 165 FEET WEST FROM SOUTHEAST CORNER OF SECTION 9, NORTH 57°31'30" THENCE WEST 583 FEET ALONG SAID FRONTAGE ROAD LINE, THENCE SOUTH 333.05 FEET, THENCE NORTH 87°40' EAST PARALLEL TO SOUTH LINE OF SAID SECTION 491.8 FEET TO POB.

LESS: 3.04 ACRES DEEDED TO UDOT IN BOOK 431 AT PAGES 436 AND 438 IN THE OFFICIAL RECORDS OF BOX ELDER COUNTY, UTAH.

(05-181-0007)

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 April 15, 2022

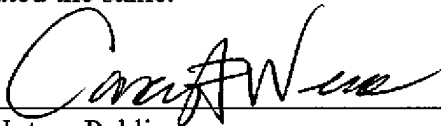


Bar JM Ranch, LLC

By: Karen Madsen, Manager

State of Utah }
County of Box Elder }§

On 15th day of April, 2022, personally appeared before me, a Notary Public, Karen Madsen, who, being by me duly sworn, did say that she is the Manager of JM Ranch, LLC and that said instrument was signed in behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual(s) acknowledged to me that said Company executed the same.



Notary Public

