

Mail Recorded Deed and Tax Notice To:
JD XIII, LLC
1450 West 1850 North
Lehi, UT 84043



File No.: 91079-AF

WARRANTY DEED

Golden Key Investment Group, LLC who erroneously acquired title as Golden Key Investment Group, LC, a Utah limited liability company
GRANTOR(S) of Orem, State of Utah, hereby Conveys and Warrants to
JD XIII, LLC

GRANTEE(S) of Lehi, 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 Utah County, State of Utah:

Lot 1, PLAT "A", HUERTA SUBDIVISION, according to the official plat thereof on file in the office of the Utah County Recorder, State of Utah.

TAX ID NO.: 41-375-0001 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 2nd day of June, 2017.

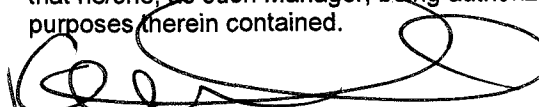
Golden Key Investment Group, LLC

BY: 
Matthew Ray Taylor
Manager

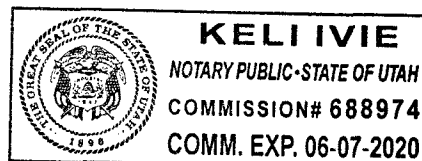
STATE OF UTAH

COUNTY OF UTAH

On the 2nd day of June, 2017, personally appeared before me Matthew Ray Taylor, who acknowledged himself/herself to be the Manager of Golden Key Investment Group, LLC, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



WHEN RECORDED RETURN TO:

JD XIII, LLC
PO Box 437
Lehi, UT 84043

ENT 35380:2014 PG 1 of 2
Jeffery Smith
Utah County Recorder
2014 May 27 02:12 PM FEE 13.00 BY SS
RECORDED FOR Title West -Orem
ELECTRONICALLY RECORDED

WARRANTY DEED

Edward Cecil Yates, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to JD XIII, LLC, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Utah County, State of Utah described as follows:

Parcel 1

Commencing at a point 176 feet South and 446.8 feet South 45° East of the West quarter corner of Section 5, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 45° East 119 feet; thence North 43°33' East 70.2 feet; thence North 6°02' East 70.2 feet; thence North 55°08'51" West 8 feet; thence North 81°30'37" West 83.4 feet; thence South 45°17'57" West 68 feet to the point of beginning.

Parcel 2

Commencing 175 feet South and South 45° East 565.8 feet and North 43°33' East 70.3 feet from the West quarter corner of Section 5, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence North 43°33' East 66 feet more or less; thence North 55° 08'51" West 50 feet more or less; thence South 6°02' West 70.7 feet more or less to the point of beginning.

TAX ID#: 120180006

also known by street and number as: 1070 West State Street, Lehi, UT 84043


Subject to City and/or County taxes and Assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 23 day of May, 2014.

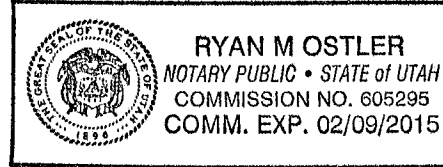

Edward Cecil Yates

State of Utah
County of Utah

The foregoing instrument was acknowledged before me this 23rd day of May, 2014 by Edward Cecil Yates.



Notary Public
My commission expires: 2/9/2015



WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

ENT 24162:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 Mar 25 02:42 PM FEE 0.00 BY DA
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

Quit Claim Deed
(CONTROLLED ACCESS)
Utah County

MTC #270662
Affecting Tax ID No. N/A
PIN No. 990010
Project No. I-15-6(1)275
Parcel No. 15-6:112:AQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to JD XIII, LLC, a Utah Limited Liability Company, Grantee, at 1450 West 1850 North, County of Utah, State of Utah, Zip 84043, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land, being part of an entire tract of property situate in the NW1/4 SW1/4 of Section 5, Township 5 South, Range 1 East, S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning in the northerly right of way line of SR-89 (State Street) at a point 277.80 feet S.00°11'59"E. along the section line and 20.49 feet East from the West Quarter corner of said Section 5 and running thence; N.35°44'02"E. 15.00 feet; thence S.69°30'11"E. 292.22 feet; thence S.50°55'55"E. 98.29 feet; thence S.60°57'30"E. 20.78 feet more or less to a point in a northwesterly boundary line of a parcel recorded as Entry No. 35380:2014 in the office of the Utah County recorder; thence along said boundary line the following two (2) courses and distances; (1) N.81°30'37"W. 27.31 feet; thence (2) S.45°17'57"W. 80.03 feet more or less to the northeasterly highway right of way line of US-89 (State Street); thence along said highway right of way line N.45°00'00"W. 18.13 feet; thence N.54°15'58"W. 345.24 feet; along said highway right of way line to the point of beginning.

The above described tract of land contains 23,127 square feet in area or 0.531 acre, more or less.

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PIN No. 990010
Project No. I-15-6(1)275
Parcel No. 15-6:112:AQ

Reserving to said Grantor, their heirs and assigns, the right of ingress and egress across said property to access the storm drainage facility located northerly of the above described property.

Reserving to said Grantor a Perpetual Utility and Drainage easement over the entire above described tract of land.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 136, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining highway or freeway over and across the northerly, southerly or westerly boundary lines of said tract of land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

PIN No. 990010
Project No. I-15-6(1)275
Parcel No. 15-6:112:AQ

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 2nd day of January, A.D. 20 19, by its Director of Right of Way.

STATE OF UTAH)
) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF SALT LAKE)

By *Charles Stormont*
Charles Stormont, Director of Right of Way

On the date first above written personally appeared before me, Charles Stormont, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp the date in this certificate first above written.

K. Plett
Notary Public

