

When recorded mail to:
Larry D. Jenkins
784 East Young Street
Morgan, Utah 84050

Ent 138580 Bk 328 Pg 412
Date: 30-JUN-2016 9:55:04AM
Fee: \$22.00 Check
Filed By: CB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: THURGOOD DALE

Mail tax notices to:
Larry D. Jenkins
784 East Young Street
Morgan, Utah 84050

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, TRI-JENKINS ENTERPRISES, LTD, a Utah partnership, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto TRI JENKINS ENTERPRISES, LLC, A Utah Limited Liability Company, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Morgan, State of Utah, to-wit:

A part of the East One-Half of Section 36, Township 4 North, Range 2 East Salt Lake Base & Meridian, U.S. Survey:

we
Beginning at a point on the North line of Spring Street which is 1864.04 feet North, and 220.00 feet North 85°52' West from the Southeast corner of said Section 36; and running thence North 85°52' West 1168 feet along said North line of Spring Street; thence North 02°12' East 210.00 feet; thence North 86°13' West 175.00 feet; thence North 02°12' East 565.00 feet; thence North 82°25' East 45.90 feet; thence North 23°07' West 152.04 feet to the South line of Young Street; thence North 66°53' East 805.00 feet along said South line of Young Street; thence South 23°07' East 240.00 feet; thence North 66°53' East 36.21 feet; thence Southeasterly along the arc of a 142.27 foot radius curve to the right 191.49 feet (Long Chord bears South 74°33'30" East 177.36 feet); thence North 54°00' East 165.00 feet more or less into the Weber River; thence up said River South 33°08' East 89.08 feet more or less to a point 322.44 feet West of the Section line; thence South 340.00 feet more or less to the Quarter Section Line; thence South 01°00' West 509.02 feet; thence South 13°50' East 93.00 feet; thence South 62°35' East 101.0 feet; thence South 115.00 feet to the point of beginning. ~~Contains 30.49~~

~~Acres more or less.~~ The following has been lessed from the 30.49 acres: ~~88/233~~ (-0.48 acres going to 04-047-006); ~~88/472~~ (-0.48 acres going to #04-047-007); ~~87/231~~ (-0.89 acres for road); ~~94/432~~ (-0.48 acres going to #04-047-008); ~~97/239~~ (-0.56 acres going to #04-047-009); ~~116-757~~ (-0.48 acres going to #04-047-010); ~~124-660~~ (-0.48 acres going to #04-047-011); ~~194/324~~ (-0.476 acres going to #04-047-012); ~~205/29~~ (-0.724 acres going to #04-047-004-1); ~~#102275 (227/454)~~ (-0.475 acres going to #04-047-004-2 P.N. #00-73-7167); ~~227/739~~ (-0.478 acres going to #04-047-004-3) leaving 24.483 acres / 24.48 acres more or less.

Serial # 04-047-004 Parcel # 00-0003-8529

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor's hand this the 12th day of November, 2014.

Signed in the presence of:

Wendie Shaw Osborn

Tri-Jenkins Enterprises, LTD, a Utah Limited Liability Partnership

Larry D. Jenkins

By: _____

Larry D. Jenkins
General Partner

State of Utah)
) :SS
County of Morgan)

On the 12th day of November, 2014, personally appeared before me Larry D. Jenkins, who being duly sworn, did say he is the general partner of Tri-Jenkins Enterprises, LTD, a Utah Limited Partnership, by the authority of the Articles of Organization and duly acknowledged to me that the said Limited Partnership executes the same.

State of Utah)
) :SS
County of Morgan)



Wendie Shaw Osborn
Notary Public

(Seal)