

WHEN RECORDED RETURN TO:

Mail Tax Statement to:
Bradshaw 201 West, LLC
297 West 1290 North
American Fork, UT 84003

File No.: 52113

Parcel No.: 59-061-0051

WARRANTY DEED
(Individual Form)

**Bradshaw 201 West LLC, a Utah Limited liability
company**

GRANTOR, hereby CONVEY(S) AND WARRANT(S) to

Bradshaw 201 West, LLC a Utah limited liability company

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:

See "Exhibit A" attached hereto

*****The intent of this deed is to consolidate the following 3 parcel ID's 59-061-074, 59-061-075 & 59-061-076 back to one parcel Id #59-061-0051*****

also known by street and number as 874 North SR 73 Highway, Fairfield, UT 84013

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2021 and thereafter.

WITNESS, the hand of said grantor this 21st day of June, 2021.

COURTESY RECORDING

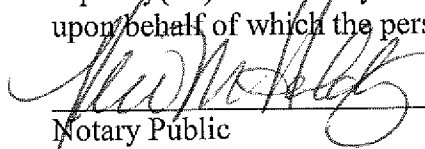
This document is being recorded solely as a courtesy and an accommodation to the parties named therein. HIGHLAND TITLE AGENCY hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.



Jerry B/Bradshaw, Manager

State of Utah
County of Salt Lake

On this 23 day of June, 2021, before me, the undersigned Notary Public, personally appeared Jerry B Bradshaw, Managers of Bradshaw 201 West, LLC a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to the the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: 4/14/23



EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land being within the Northeast quarter of the Northwest quarter and the Northwest quarter of the Northwest quarter of Section 29, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Fairfield City, Utah County, State of Utah, being more particularly described as follows:

Beginning at a point, said point being the North quarter corner of said Section 29, and running thence South $88^{\circ}46'56''$ East, a distance of 156.00 feet along the Section line; thence South, a distance of 375.20 feet; thence West, a distance of 586.39 feet to the West line of the Utah State Road SR-73 right of way; thence along said right of way North $08^{\circ}51'21''$ West, a distance of 375.26 feet to the Section line; thence along said Section line North $89^{\circ}05'35''$ East, a distance of 488.25 feet to the point of beginning.

The following is shown for informational purposes only: Tax ID No. 59:061:0051