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3/10/2021 4:27:00 PM \$40.00
Book - 11134 Pg - 2670-2673
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

Special Warranty Deed

**WHEN RECORDED, MAIL THIS DEED TO:
AND MAIL TAX NOTICES TO:**

V&M Jones Family, LLC
1592 W Cornerstone Drive,
South Jordan, Utah 84095

Tax Parcel Identification Numbers: A portion of 26-03-300-004

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

JOSEPH M. KELSCH, an individual, as to an undivided 5.69% undivided interest in the Real Property (defined below) and JMK INVESTMENT LTD, a Utah limited partnership (a/k/a JMK, Investment, LTD and J.M.K., Investments, LTD) as to an undivided 94.31% undivided interest in the Real Property (collectively, the "Grantor"), whose address is 5440 West Axel Park Road, West Jordan, Utah 84081, does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, but not otherwise, unto V & M JONES FAMILY, LLC, a Utah limited liability company ("Grantee"), whose address is 1592 West Cornerstone Drive, South Jordan, Utah 84095, the following described premises in Salt Lake County, State of Utah, to-wit:

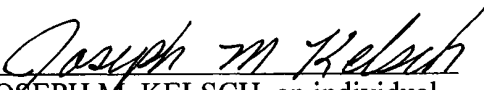
[See Exhibit "A" attached hereto and by this reference made a part hereof (the "Real Property")]

together with Grantor's interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of the Grantor in and to (a) all improvements located thereon, and (b) all streets, alleys, easements and rights-of-way in, on or across the Real Property.

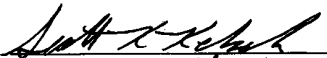
Subject to all matters of record as of the date hereof.

[Signature on following page]

WITNESS, the hand of said Grantor, this 10 day of March, 2021.

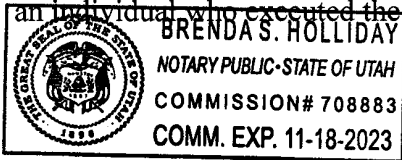

JOSEPH M. KELSCH, an individual


JMK INVESTMENT LTD,
a Utah limited partnership

By: 
Name: *Scott K Kelsch*
Title: *Director*

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE

On the 10th day of March, 2021, personally appeared before me JOSEPH M. KELSCH,
an individual who executed the forgoing instrument.



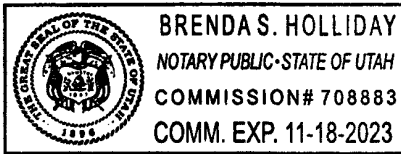



NOTARY PUBLIC
Residing at: Salt Lake

My Commission Expires: 11-18-2023

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE

On the 10th day of March, 2021, personally appeared before me
Scott K. Kelsch, the general partner of JMK INVESTMENT LTD, a Utah limited
partnership who executed the forgoing instrument on behalf of said limited partnership.





NOTARY PUBLIC
Residing at: Salt Lake

My Commission Expires: 11-18-2023

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

(Legal Description of Property)

Beginning at the center of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said point being North 00°04'31" East 2,642.66 feet from the South quarter corner of said Section 3 and running thence South 00°04'31" West 1,321.32 feet along the quarter section line; thence West 339.39 feet; thence North 00°04'31" East 1,322.67 feet to the section line; thence South 89°46'21" East 339.39 feet along the section line to the point of beginning.