

Prepared By:
Truly Title, Inc.
6965 South Union Park Center, Suite 180
Cottonwood Heights, UT 84047

When Recorded, Mail To:
JLF Ventures, LLC
13827 S Sprague Lane
Draper, UT 84020

13844220
12/10/2021 10:46:00 AM \$40.00
Book - 11280 Pg - 5189-5190
RASHELLE HOBBS
Recorder, Salt Lake County, UT
TRULY TITLE, INC
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

LeBaron Company, LLC, a Utah limited liability company, grantor, hereby CONVEY(S) and WARRANT(S) to JLF Ventures, LLC, grantee, for the sum of TEN AND NO/100 —DOLLARS, and other good and valuable consideration, the following described tracts of land located in Salt Lake County, State of Utah, to-wit:

Parcel 1:

The land hereinafter referred to is situated in the City of Midvale, County of Salt Lake, State of UT, and is described as follows:

Lot 17, Block 3, Eastvale Addition, according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.

APN: 21-25-451-001-0000

Parcel 2:

The land hereinafter referred to is situated in the City of Draper, County of Salt Lake, State of UT, and is described as follows:

Beginning 259 feet 11.41 inches West from the center of Section 6, Township 4 South, Range 1 East, Salt Lake Base and meridian; and running thence East 113 feet 2.12 inches; thence North 165 feet; thence West 113 feet 2.12 inches; thence South 165 feet to the point of beginning less street.

Less and except the following: Beginning South 89°44'54" West 146.77 feet and North 00°15'06" East 33.01 feet and North 01°40'04" West 8.86 feet from center of Section 6; thence South 89°45'08" West 113.19 feet; thence North 0°14'55" West 18.13 feet; thence North 89°48'43" East 113.19 feet; thence South 0°15'06" East 18.02 feet to beginning.

APN: 34-06-176-087-0000

Parcel 3:

The land hereinafter referred to is situated in the City of Midvale, County of Salt Lake, State of UT, and is described as follows:

Commencing 22.4 rods South and 647.5 feet East from the West quarter corner Section 25, Township 2 South, Range 1 West, Salt Lake Meridian, North 214.5 feet; East 82.5 feet; South 214.5 feet; West 82.5 feet to beginning, less right-of-way in road along East side of property.

APN: 21-25-301-015-0000

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

Truly Title Order 21011712-02

Ent 13844220 BK 11280 PG 5189

WITNESS the hand of said grantor(s), this 7th day of December, 2021..

LeBaron Company, LLC, a Utah limited liability company


By: Frank LeBaron, Manager

State of Utah
County of Salt Lake

On December 7, 2021 before me, Crystal D Bond, Notary Public, personally appeared Frank LeBaron, Manager of LeBaron Company, LLC, a Utah limited liability company, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to 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.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

