

WHEN RECORDED RETURN TO:  
Fur Breeders Agricultural Cooperative  
8700 South 700 West  
Sandy, UT 84070

14209620 B: 11474 P: 5036 Total Pages: 3  
02/28/2024 02:44 PM By: Jattermann Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

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Parcel No. 27-02-200-026

## WARRANTY DEED

For the sum of Ten and No/100 Dollars (\$10.00), FUR BREEDERS AGRICULTURAL COOPERATIVE, a Utah corporation ("Grantor"), hereby conveys and warrants to FUR BREEDERS AGRICULTURAL COOPERATIVE, a Utah corporation ("Grantee"), whose address is 8700 South 700 West, Sandy, Utah 84070, the following described real property which is located in Salt Lake County, Utah, and is more particularly described as follows:

Parcel 1:

A parcel of land situate in the Northeast Quarter of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian. Said parcel of land being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way line of 700 West Street, said point being South 00°14'04" West 990.88 feet from the Northeast Quarter Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence along said Westerly Right-of-Way line the following four (4) courses; South 00°14'04" West 496.99 feet along said East Section; North 89°45'56" West 33.00 feet; South 03°53'32" West 494.51 feet; South 00°09'57" West 583.80 feet to the Northerly Right-of-Way line of 9000 South Street; thence South 89°46'51" West 471.12 feet along said Northerly Right-of-Way line to the Easterly boundary line of the Jordan River; thence along said Easterly boundary line the following thirteen (13) courses: North 37°42'32" West 230.45 feet; North 18°39'32" West 118.71 feet; North 14°29'03" West 77.79 feet; North 07°43'06" West 109.19 feet; North 09°23'05" West 95.72 feet; North 00°32'47" West 73.48 feet; North 00°55'29" East 213.49 feet; North 10°59'07" East 131.43 feet; North 37°49'04" East 315.35 feet; North 17°18'26" East 97.19 feet; North 21°40'33" East 115.54 feet; North 16°24'59" East 92.43 feet; North 26°24'40" West 54.72 feet; thence North 89°58'47" East 475.55 feet to the point of beginning.

Parcel 2:

A parcel of land situate in the Northeast Quarter of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian. Said parcel of land being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way line of 700 West Street, said point being the Northeast Quarter Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°14'04" West 990.88 feet along said Westerly Right-of-Way line; thence South 89°58'47" West 475.55 feet to the Easterly boundary line of the Jordan River; thence along said Easterly boundary line the following six (6) courses: North 26°24'40" West 4.05 feet; North 23°38'30" East 84.44 feet; North 08°04'49" East 301.76 feet; North 00°37'48" East 156.95 feet; North 08°17'07" East 269.77 feet; North 16°30'40" East 195.42 feet to the North Section line of said Section 2; thence North 89°59'36" East 308.99 feet along said North Section line to the East Section line of said Section 2 to the point of beginning.

### COURTESY RECORDING ONLY


Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

The purpose of this Warranty Deed is to establish two separate parcels consisting of the Property as described in herein, which are both a portion of existing Parcel 27-02-200-026 owned by Grantor. This conveyance constitutes a bona fide division of land by deed in accordance with Utah Code §10-9a-103(65)(c)(v), and (i) is made in anticipation of future land use approvals on the Property, (ii) does not confer any land use approvals, and (iii) has not been approved by the applicable land use authority.

[SIGNATURE PAGE FOLLOWS]

Dated as of the 21 day of February, 2024.

**FUR BREEDERS AGRICULTURAL COOPERATIVE,**  
a Utah corporation

By:   
Ryan Holt  
President

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 21 day of February, 2024 by Ryan Holt, President of Fur Breeders Agricultural Cooperative, a Utah corporation.

  
NOTARY PUBLIC

