

When Recorded Mail to
And Tax Notice to:

Cedar Corners Management
1374 W 200 South
Lindon, Utah 84042

WARRANTY DEED

B & C Jarrett Properties, L.C., a Limited Liability Company

GRANTORS,

Hereby CONVEY(S) and WARRANT(S) to

Cedar Corners Management, LLC

GRANTEES,

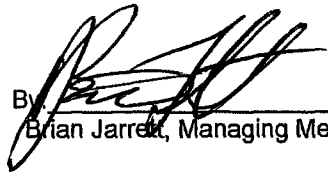
for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Utah County, State of Utah, to-wit:

A parcel of land located in the Northwest Quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, in the city of Eagle Mountain, Utah County, Utah. The Basis of Bearings for said parcel is North 89°46'17" West between the North Quarter Corner and the Northwest Corner of said Section 7, said parcel being more particularly described as follows:
Beginning at a point North 89°46'17" West 456.32 feet along the Section Line and South 842.63 feet from the North Quarter Corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence East 301.28 feet to the beginning of a curve to the left having a radius of 1100.00 feet; thence along the arc of said curve a length of 123.46 feet, passing through a central angle of 06°25'50", chord bears South 29°22'55" East 123.39 feet; thence South 32°35'49" East 165.48 feet; thence South 00°16'52" West 36.43 feet; thence South 65°25'11" West 283.52 feet to the beginning of a curve to the right having a radius of 425.00 feet; thence along said curve a length of 183.57 feet, passing through a central angle of 24°44'51", chord bears South 77°47'37" West 182.15 feet; thence North 89°49'58" West 18.16 feet; thence North 00°25'07" East 439.77 feet to the point of beginning.

Tax Parcel No: 59-007-0079

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2024 and thereafter.

B & C Jarrett Properties, L.C.,

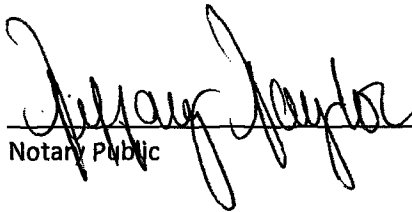
By 
Brian Jarrett, Managing Member

State of Utah }

County of Utah }

On this 3 day of March, 2025 personally appeared before me Brian Jarrett who being duly sworn, did say that he is the Member Manager of B & C Jarrett Properties, L. C., a Limited Liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles or its operating agreement, and that said Brian Jarrett acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.


Notary Public

