

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
03/10/2022 02:34:36 PM Fee \$40.00 By LEGAL
TITLE INSURANCE AGENCY, LLC

4002-935
WHEN RECORDED
MAIL TAX NOTICES TO:
Grantee
22780 Hidden Hills Road
Yorba Linda, CA 92887

WARRANTY DEED

JB Holdings, LLC, a Utah limited liability company Grantor,

of Hurricane, Utah
hereby CONVEYS and WARRANTS to

Upendra Shantilal Mehta and Parul Upendra Mehta, Husband and Wife as Joint Tenants Grantee,

of Hurricane, Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in WASHINGTON County, State of Utah, to-wit:


BEGINNING AT A POINT WHICH IS SITUATED SOUTH 01°08'16" WEST ALONG THE BLOCK LINE 314.95 FEET AND SOUTH 87°43'30" WEST 178.21 FEET FROM THE NORTHEAST CORNER OF LOT FOUR (4), BLOCK EIGHTEEN (18), OF THE HURRICANE FIELD SURVEY TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°08'16" WEST 84.05 FEET TO A POINT ON THE NORTH LINE OF COVINGTON CROSS SUBDIVISION, AMENDED, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH; THENCE ALONG SAID NORTHERLY SUBDIVISION BOUNDARY NORTH 89°09'14" EAST 0.51 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE SOUTH 32°09'37" EAST 14.03 FEET TO THE NORTHERLY BOUNDARY LINE OF 460 NORTH STREET AND A POINT ON A 123.16 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT BEARS SOUTH 26°19'50" EAST; THENCE SOUTHWESTERLY ALONG SAID BOUNDARY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°39'01", A DISTANCE OF 25.04 FEET; THENCE LEAVING SAID LINE NORTH 32°09'37" WEST 29.24 FEET TO THE NORTHERLY BOUNDARY OF SAID SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO COURSES: SOUTH 89°09'14" WEST 29.13 FEET; THENCE SOUTH 89°26'48" WEST 51.09 FEET; THENCE LEAVING SAID SUBDIVISION BOUNDARY NORTH 01°08'16" EAST 79.01 FEET; THENCE NORTH 89°26'48" EAST 35.00 FEET; THENCE NORTH 85°19'50" EAST 74.31 FEET TO THE POINT OF BEGINNING.


Tax Serial No.: H-COVI-1A-1

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WITNESS the hand of said grantor, this 7 day of March, 2022

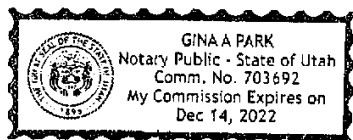
JB Holdings, LLC

By: 
L. Lane Blackmore, Member

By: 
Judy Blackmore, Member

STATE OF UTAH)
)ss
COUNTY OF Washington)

On the 7th day of March, 2022 personally appeared before me L. Lane Blackmore and Judy Blackmore, who being duly sworn, says that they are the Members of the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said limited liability company by authority of its articles of its organization, operating agreement, or by authority of a resolution of its members, and said L. Lane Blackmore and Judy Blackmore acknowledged to me that said limited liability company executed the same.



Gina A. Park
Notary Public