

Vanguard Title Insurance Agency, LLC  
WHEN RECORDED RETURN TO:  
B & C Jarrett Properties, L.C.  
1731 South 400 West  
Orem, UT 84058  
File No.: 11574-HP

ENT 38955:2017 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2017 Apr 24 11:37 AM FEE 12.00 BY VP  
RECORDED FOR Vanguard Title Insurance Agency  
ELECTRONICALLY RECORDED

## WARRANTY DEED

GRANTOR(S): **Cedar Corners Management, LLC**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **B & C Jarrett Properties, L.C., a Limited Liability Company**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Utah County**, State of UTAH:

**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 N89°46'17"W 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 N89°46'17"W 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 6°25'50", chord bears S29°22'55"E 123.39 feet; thence S32°35'49"E 165.48 feet; thence S0°16'52"W 36.43 feet; thence S65°25'11"W 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 S77°47'37"W 182.15 feet; thence N89°49'58"W 18.16 feet; thence N0°25'07"E 439.77 feet to the point of beginning.**

Tax Parcel No.: 59:007:0005

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this 24<sup>th</sup> day of April, 2017.

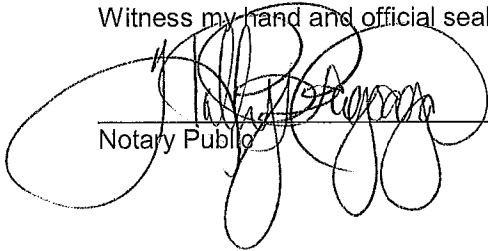
Cedar Corners Management, LLC  
By: The Tristar Irrevocable Trust, dated 2/13/2009,  
Manager

BY:   
Brad Jensen, Trustee

State of Utah            }  
                                  }ss.  
County of Utah         }

On this 24<sup>th</sup> day of April, 2017, personally appeared before me, Brad Jensen, who being duly sworn, did say that he is the Trustee of The Tristar Irrevocable Trust dated 2/13/2009 which is the Manager of CEDAR CORNERS MANAGEMENT, LLC, a limited liability company, and that said instrument was signed on behalf of said company by authority of statute, its article or organization or its operating agreement and that Brad Jensen, acknowledge to me that said limited liability company executed the same.

Witness my hand and official seal.

  
Notary Public

