

When recorded mail tax info to:
Spanish Fork City
40 South Main Street
Spanish Fork, UT 84660
File #224027

ENT 45131:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jul 09 10:03 AM FEE 0.00 BY KR
RECORDED FOR Wasatch Land & Title
ELECTRONICALLY RECORDED

WARRANTY DEED

Mary Ann Ford, Trustee of The Mary Ann Ford Family Trust dated March 22, 2023, as to an undivided 50% interest and JCS Properties, L.C., a Utah Limited Liability Company as to an undivided 50% interest,

Grantor(s), of Utah County, Utah, for the sum of \$10.00, and other valuable consideration, hereby CONVEY(S) AND WARRANT(S) to:

Spanish Fork City, a Utah Municipal Corporation

Grantee(s), whose address is 40 South Main Street, Spanish Fork, UT 84660, the following described tract of land situated in Utah County, State of Utah:

A part of a parcel of land described in the Warranty deed recorded September 8, 2023 as Entry No. 59306:2023 in the Office of the Utah County Recorder. Said part is located in the Southwest quarter of Section 12, Township 8 South, Range 2 East, Salt Lake Base & Meridian and described as follows: beginning at a point on the Westerly line of said land, which is 1638.17 feet North 89 ° 24' 09" East along the South line of the Northwest quarter of said Section 12 and 891.78 feet South from the West quarter corner of said Section 12; thence South 89° 45' 45" East 361.74 feet; thence South 00° 09' 57" East 79.49 feet; thence North 89° 52' 57" West 362.00 feet; thence North 00° 01' 17" East 80.24 feet to the point of beginning. The basis of bearing is South 89° 24' 09" West along the Section line between the West quarter corner and the East quarter corner of said Section 12, Township 8 South, Range 2 East, Salt Lake Base & Meridian.

Portion of Tax Serial No. 24-043-0008

SUBJECT TO easements, rights of way, restrictions, and reservations of record whether they be enforceable at law or in equity and property taxes for the current year.

*** * * * Signature Page Follows * * * ***

Dated this 2 of July 2024

Mary Ann Ford

Mary Ann Ford, Trustee of
The Mary Ann Ford Family Trust dated March 22, 2023,

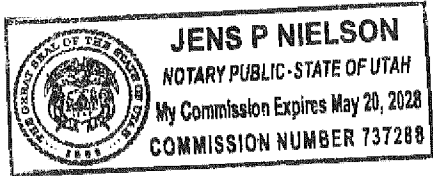
Carl James

~~Carl James~~ Member/Manager
JCS Properties, L.C.

STATE OF UTAH)
 :ss
COUNTY OF UTAH)

On the 2 day of July, 2024, personally appeared Mary Ann Ford, Trustee of The Mary Ann Ford Family Trust dated March 22, 2023 Carl James, member/manager of JCS Properties, L.C., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names is/are subscribed to this instrument and acknowledged to me that he/she/they executed the same in their authorized capacities, and that by their signatures on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

Jens P Nielson
NOTARY SIGNATURE



SPANISH FORK
PRIDE & PROGRESS

Travis R Warren
City Surveyor
Direct: 801-804-4557
E-mail: twarren@spanishfork.org

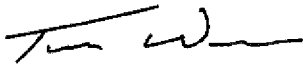
July 1, 2024

To whom it may concern:

Spanish Fork City ("City") acknowledges the conveyance of the forgoing instrument and authorizes the recordation of said instrument by Wasatch land and Title.

Thank you.

Sincerely,



Travis Warren
City Surveyor

Cc: Tyler Jacobson, Assistant City Manager