

ENT 69472:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Oct 23 12:58 PM FEE 40.00 BY AC
RECORDED FOR First American Title Insura
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Burford Family Farming Company, L.P.
1443 West Sample Avenue
Fresno, CA 93711

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **NCS-1177112-SLC1 (ach)**
A.P.N.: **40-597-0002**

TFC GENEVA RD, LLC, a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

BURFORD FAMILY FARMING COMPANY, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 52.0% INTEREST; JILL BURFORD-MINNICK, AS TRUSTEE OF THE JILL BURFORD INTERVIVOS TRUST DATED FEBRUARY 28, 1986, AS TO AN UNDIVIDED 14.9% INTEREST; AND JILL BURFORD-MINNICK, AS TRUSTEE OF THE JILL BURFORD-MINNICK TRUST CREATED UNDER THE RICHARD S. BURFORD LIVING TRUST AGREEMENT U/T/D APRIL 2, 2004, AS TO AN UNDIVIDED 33.1% INTEREST, Grantee, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

LOT 2, GENEVA RETAIL FRONTAGE SUBDIVISION PLAT C, AMENDING LOTS 2, 3 & 4 OF GENEVA RETAIL FRONTAGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

A.P.N.: 40-597-0002

Special Warranty Deed - continued

File No.: NCS-1177112-SLC1
(ach)

Witness, the hand(s) of said Grantor(s), this October 19, 2023.

TFC Geneva Rd, LLC, a Utah limited liability company

By: TerraForm Ventures IV, LLC, its manager

By: [Signature]
Name: JASON E. SMITH
Title: Manager

By: [Signature]
Name: ELLIOTT B. SMITH
Title: Manager

STATE OF Utah)
County of Salt Lake) ss.

On October 19, 2023, before me, the undersigned Notary Public, personally appeared Jason E. Smith and Elliott B. Smith, managers of TerraForm Ventures IV, LLC, manager of TFC Geneva Rd, LLC, a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:
6/4/2025

[Signature]
Notary Public

