

When recorded mail tax notice to:
Mary Ann Ford
1435 East 900 South
Salem, Utah 84653

SPECIAL WARRANTY DEED

Mary Ann Ford, Trustee of The Mary Ann Ford Family Trust dated March 22, 2023 and Janice James, Trustee of The James Family Trust dated November 21, 2018,

Grantor(s), of Utah County, Utah, for the sum of \$10.00, and other valuable consideration, hereby CONVEY(S) AND WARRANT(S) AS TO THE ACTS OF GRANTORS ONLY to:

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

Grantee(s), whose address is 1435 East 900 South, Salem, Utah 84653, the following described tract of land situated in Utah County, State of Utah:

See Exhibit "A" Attached Hereto

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.

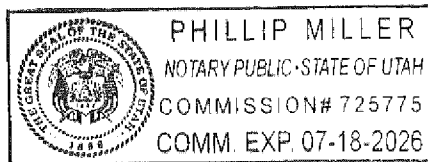
WITNESS the hand of said grantors this 27 day of December 2023.

Mary Ann Ford Trustee
Mary Ann Ford, Trustee

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 27 day of December 2023, personally appeared Mary Ann Ford, Trustee of The Mary Ann Ford Family Trust dated March 22, 2023, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity.

Phillip Miller
NOTARY SIGNATURE



WITNESS the hand of said grantors this 27 day of December 2023.

Janice James
Janice James, Trustee

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 27 day of December 2023, personally appeared Janice James as Trustee of The James Family Trust dated November 21, 2018, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity.

Phillip Miller
NOTARY SIGNATURE

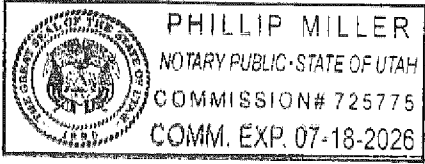


Exhibit A

COM S 0 DEG 26' 1" E 967.28 FT & E 1631.35 FT FR W 1/4 COR. SEC. 12, T8S, R2E,
SLB&M.; S 89 DEG 27' 0" E 362 FT; N 0 DEG 16' 0" E 1119.6 FT; N 89 DEG 4' 0" W 356 FT;
S 0 DEG 35' 0" W 1122.04 FT TO BEG. AREA 9.239 AC

Tax Serial No. 24-043-0008