

Mail Recorded Deed and Tax Notice To:
Browns Meadows LLC, a Utah limited liability company
PO Box 95410
West Jordan, UT 84095

ENT95291:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Aug 26 04:52 PM FEE 40.00 BY CS
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 149559-JVF

SPECIAL WARRANTY DEED

2 B Investments, LLC

GRANTOR(S) of Riverton, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Brown's Meadow, LLC a Utah limited liability company

GRANTEE(S) of West Jordan, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

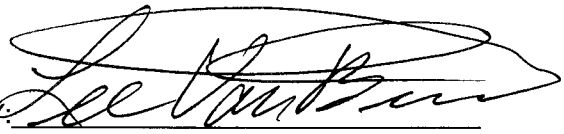
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 59-051-0027 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 26th day of August, 2022.

BY: 

Lee Van Brown
Co-Manager

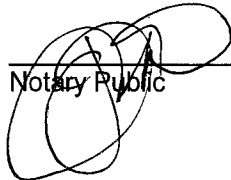
BY: 

Jody B. Brown
Co-Manager

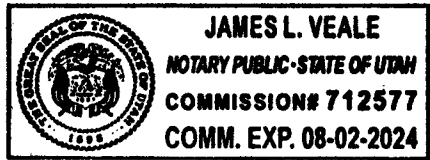
STATE OF UTAH

COUNTY OF SALT LAKE

On this 26th day of August, 2022, before me, personally appeared Lee Van Brown, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of 2 B, Investments, LLC.



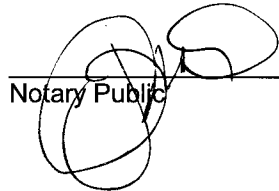
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 26th day of August, 2022, before me, personally appeared Jody B. Brown, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of 2 B, Investments, LLC.



Notary Public

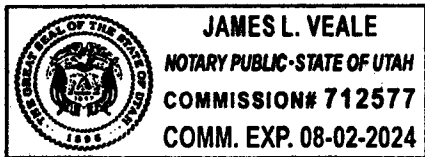


EXHIBIT A
Legal Description

A PARCEL OF LAND LYING AND SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. COMPRISING THE REMAINING 48.13 ACRES OF THAT PARTICULAR PARCEL OF LAND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY 170082:2007 OF THE UTAH COUNTY RECORDS. BASIS OF BEARING FOR SUBJECT PARCEL BEING GEODETIC NORTH AS DETERMINED BY GPS OR NORTH 89°42'52" EAST 5339.92 FEET COINCIDENT WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 19. SUBJECT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE NORTH 89°42'52" EAST 4009.29 FEET COINCIDENT WITH SAID QUARTER SECTION LINE; THENCE NORTH 00°00'16" WEST 975.50 FEET TO A NUMBER 5 REBAR AND CAP STAMPED "PLS 356548" AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°50'33" EAST 820.19 FEET ALONG A FENCE LINE TO A NUMBER 5 REBAR AND CAP STAMPED "PLS 356548"; THENCE SOUTH 89°49'26" EAST 843.43 FEET TO A NUMBER 5 REBAR AND CAP STAMPED "PLS 356548"; THENCE SOUTH 00°02'28" WEST 477.34 FEET TO A NUMBER 5 REBAR AND CAP STAMPED "PLS 356548"; THENCE SOUTH 89°50'46" EAST 952.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SR-73 AND A NUMBER 5 REBAR AND CAP STAMPED "PLS 356548"; THENCE SOUTH 09°16'09" EAST 495.66 FEET COINCIDENT WITH SAID RIGHT OF WAY TO A NUMBER 5 REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 89°47'15" WEST 1364.44 FEET COINCIDENT WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE WEST QUARTER CORNER THEREOF; THENCE SOUTH 89°42'52" WEST 1330.63 FEET COINCIDENT WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19 TO A NUMBER 5 REBAR AND CAP STAMPED "FLINT LS 160156"; THENCE NORTH 00°00'16" WEST 975.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

A PARCEL OF LAND LYING AND SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. A 3.00 ACRE PORTION OF "ADJUSTED PARCEL 59:051:0020" DESCRIBED IN THAT CERTAIN PARCEL LINE ADJUSTMENT RECORDED AS ENTRY 96748:2017 OF SAID COUNTY RECORDS, BASIS OF BEARING FOR SUBJECT PARCEL BEING GEODETIC NORTH AS DETERMINED BY GPS OR NORTH 89°42'52" EAST 5339.92 FEET COINCIDENT WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION.

SAID LESS AND EXCEPTING PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE NORTH 89°42'52" EAST 4009.29 FEET COINCIDENT WITH SAID QUARTER SECTION LINE; THENCE NORTH 00°00'16" WEST 816.10 FEET TO A NUMBER 5 REBAR AND CAP STAMPED "PLS 356548" AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00°00'16" WEST 518.64 FEET TO THE SIXTEENTH SECTION LINE AND A FOUND REBAR AND CAP STAMPED "FLINT LS 160156"; THENCE NORTH 89°56'17" EAST 733.69 FEET COINCIDENT WITH SAID SIXTEENTH SECTION LINE TO A NUMBER 5 REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 00°07'41" EAST 33.00 FEET; THENCE NORTH 89°56'17" EAST 600.00 FEET; THENCE SOUTH 00°07'41" WEST 33.00 FEET; THENCE SOUTH 89°56'17" WEST 512.50 FEET; THENCE DEPARTING SAID SIXTEENTH SECTION LINE SOUTH 00°09'20" WEST 521.79 FEET TO A NUMBER 5 REBAR AND CAP STAMPED "PLS 356548"; THENCE NORTH 89°50'33" WEST 819.74 FEET TO THE POINT OF BEGINNING.