

3398407
BK 7798 PG 794

E 3398407 B 7798 P 794-796
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
7/9/2021 11:30:00 AM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

Mail Recorded Deed and Tax Notice To:
J. Scott Colemere, LLC, a Utah limited liability company
2102 East Carriage Lane
Sandy, UT 84092



File No.: 145935-WHP

WARRANTY DEED

Harold D. Jones

GRANTOR of North Salt Lake, State of Utah, hereby Conveys and Warrants to

J. Scott Colemere, LLC, a Utah limited liability company

GRANTEE of Sandy, State of Utah

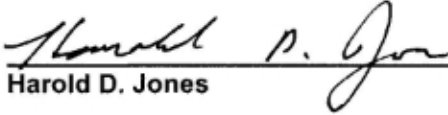
for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 01-047-0069 and 01-047-0297 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

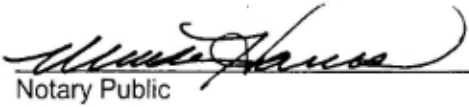
Dated this 9th day of July, 2021.


Harold D. Jones

STATE OF UTAH

COUNTY OF SALT LAKE

On this 9th day of July, 2021, before me, personally appeared Harold D. Jones, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.


Notary Public

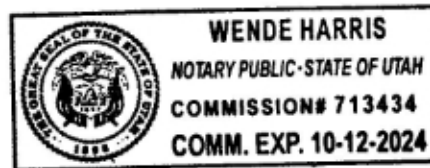


EXHIBIT A
Legal Description

PARCEL 1:

Beginning on the Westerly line of a highway at a point 1146.9 feet North and 2169.1 feet West and South 22°01' West 123.8 feet along said highway from the South quarter corner of Section 1, Township 1 North, Range 1 West, Salt Lake Meridian, in the City of North Salt Lake and running thence South 22°01' West 53.0 feet along said highway; thence North 67°59' West 257.73 feet, more or less, to the Southeasterly line of the former Bamberger Railroad right of way; thence North 31°26' East 53.72 feet, more or less, along said right of way to a point North 67°59' West of the point of beginning; thence South 67°59' East 248.94 feet, more or less, to the point of beginning.

PARCEL 2:

Beginning at a point 1146.9 feet North and 2169.1 feet West to the Westerly line of a highway and North 67°59' West 230.0 feet from the South quarter corner of Section 1, Township 1 North, Range 1 West, Salt Lake Meridian and running thence South 31°26' West 125.49 feet; thence South 67°59' East 83.53 feet; thence North 22°01' East 123.8 feet; thence North 67°59' West 63.00 feet, more or less, to the point of beginning.

PARCEL 2A:

A perpetual right of way for ingress and egress over and across the following:

Beginning at a point on the West line of the State Road 1146.9 feet North and 2169.1 feet West from the South quarter corner of said Section 1 and running thence North 67°59' West 167.00 feet, more or less, to the Easterly line of the above described property; thence along said Easterly line South 22°01' West 20.0 feet; thence South 67°59' East 167.0 feet, more or less, to the West line of the State Road; thence along said West line North 22°01' East 20.0 feet, more or less, to the point of beginning.

3476339
BK 8007 PG 1409

E 3476339 B 8007 P 1409-1412
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
5/11/2022 4:32:00 PM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR COTTONWOOD TITLE

Mail Recorded Deed and Tax Notice To:
J. Scott Colemere, LLC, a Utah limited liability
company
2102 East Carriage Lane
Sandy, UT 84092



File No.: 158474-WHP

PERSONAL REPRESENTATIVE'S DEED

This Deed made by **Vickie Lynn Cutler**, as Personal Representative of the Estate of **Harold Dean Jones** (who acquired title as **Harold D. Jones**),

GRANTOR of West Valley City, State of Utah,

to **J. Scott Colemere, LLC**, a Utah limited liability company,

GRANTEE of Sandy, State of Utah

Whereas, Grantor is the qualified personal representative of said estate as shown in the Letters Testamentary, filed as Probate Number 213902698 in Third District Court County, Utah.

Therefore, for valuable consideration received, Grantor sells and conveys to Grantee the following described real property in **Davis** County, State of Utah:

See Exhibit "A" attached hereto and by this reference made a part hereof.

TAX ID NO.: 01-047-0296 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

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

Dated this May 10, 2022.

The Estate of Harold Dean Jones, (who
acquired title as Harold D. Jones)

BY: Vickie Lynn Cutler
Vickie Lynn Cutler
Personal Representative

State of Arizona

County of Maricopa

On this 10 day of May, 2022, personally appeared before me Vickie Lynn Cutler, the signer of the within instrument, who duly acknowledged to me that she executed the same, as Personal Representative of the Estate of Harold Dean Jones, (who acquired title as ~~Harold~~ D. Jones), by authority.

Harold

Marissa Lee Laird
NOTARY PUBLIC

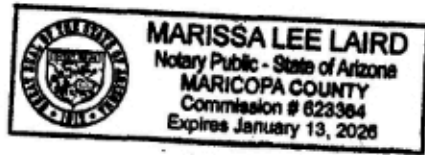


EXHIBIT A
PROPERTY DESCRIPTION

Beginning 1146.9 feet North and 2169.1 feet West from the South quarter corner of Section 1, Township 1 North, Range 1 West, Salt Lake Meridian and running thence North $67^{\circ}59'$ West 167.00 feet; thence South $22^{\circ}01'$ West 123.8 feet; thence South $67^{\circ}59'$ East 166.57 feet; thence North $22^{\circ}01'$ East 123.8 feet to the point of beginning.

Tax Id No.: 01-047-0296



John K. Rice Smith (04397)
PEARSON BUTLER, LLC
1802 W. South Jordan Parkway, Suite 200
South Jordan, Utah 84095
Telephone: (801) 495-4104
John.Rice@pearsonbutler.com

**IN THE PROBATE DIVISION OF THE THIRD DISTRICT COURT
SALT LAKE COUNTY, STATE OF UTAH**

IN THE MATTER OF THE ESTATE OF

HAROLD DEAN JONES

Deceased.

LETTERS TESTAMENTARY

Probate No. 213902698
Judge: Hon. LAURA SCOTT

1. VICKIE LYNN CUTLER was duly appointed and qualified as general personal representative of the estate of the above-named decedent on the 7th day of March 2022 by the Court with all authority pertaining thereto.
2. Administration of the estate is unsupervised.
3. These letters are issued to evidence the appointment, qualification and authority of the above-described personal representative.

**THE SIGNATURE OF THE COURT WILL APPEAR AT
THE TOP OF THIS DOCUMENT**