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12/5/2019 3:37:00 PM \$40.00
Book - 10868 Pg - 8480-8482
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
JF Glenwood Developer, LLC, a Utah limited liability company
1148 W Legacy Crossing Blvd, Ste 400
Centerville, UT 84014



File No.: 112422-CAF

SPECIAL WARRANTY DEED

JF Glenwood, LLC, a Utah limited liability company

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

JF Glenwood Developer, LLC, a Utah limited liability company

GRANTEE(S) of Centerville, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

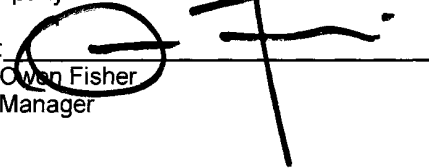
TAX ID NO.: 16-31-351-005, 16-31-351-006 and 16-31-351-007 (for reference purposes only)

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 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 27th day of November, 2019.

JF Glenwood, LLC, a Utah limited liability company

BY: 
Owen Fisher
Manager

STATE OF UTAH

DAVIS
COUNTY OF SALT LAKE

On the ~~27th~~ **5th day of December** 2019, personally appeared before me Owen Fisher, who acknowledged themselves to be the Manager of JF Glenwood, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

Commencing 688 feet South and 359.1 feet East from the Northwest corner of Lot 10, Block 9, Ten Acre Plat "A", Big Field Survey, Salt Lake County, Utah and running thence North 60 feet; thence West 338.68 feet, more or less, to the East line of street; thence South 01°16' West 60.01 feet; thence East 340 feet, more or less, to the point of commencement.

PARCEL 2:

Beginning at a point 748 feet South and 359.1 feet East from the Northwest corner of Lot 10, Block 9, Ten Acre Plat "A", Big Field Survey, said beginning point being 425 feet East from the West line of Section 31, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence North 60 feet; thence West 341.32 feet, more or less, to the East side of Main Street; thence along Main Street South 01°16' West 60.01 feet; thence East 342.65 feet, more or less, to the point of beginning.

PARCEL 3:

Beginning at a point 868 feet South and 359.1 feet East from the Northwest corner of Lot 10, Block 9, Ten Acre Plat "A", Big Field Survey, said point of beginning being 425.7 feet East of the West line of Section 31, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence North 120 feet; thence West 342.65 feet, more or less, to the East line of Main Street; thence along the East side of Main Street South 01°16' West 120.03 feet; thence East 345.3 feet, more or less, to the point of beginning.