

Atlas Title  
File #31407A

Ent 464564 Bk 1254 Pg 1449-1450  
Date: 11-JUN-2019 12:19:24PM  
Fee: \$40.00 Check Filed By: TC  
PEGGY FOY SULSER, Recorder  
WASATCH COUNTY CORPORATION  
For: ATLAS TITLE INSURANCE HEBER

# Corporate Warranty Deed

Grantor: LaMar Christensen Properties, L.C

hereby **CONVEY AND WARRANT** to:

Grantee: **Innovative Developments Group, LLC**  
of: *103 South Dry Canyon Drive, Lindon, UT 84042*

**FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**  
the following described tract of land within WASATCH County, State of UTAH to wit:

**SEE ATTACHED LEGAL**

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

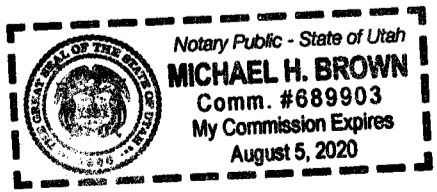
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

WITNESS THE HAND OF SAID GRANTOR THIS 7<sup>th</sup> DAY OF JUNE, 2019

) *Marcia Remund*  
) LaMar Christensen Properties, L.C.  
) By: Marcia Remund  
) As: Managing Member  
)  
)  
) *Jerry L Christensen*  
) LaMar Christensen Properties, L.C.  
) By: Jerry Lamar Christensen  
) As: Managing Member

STATE OF UTAH            )  
                                  ) §.  
County of WASATCH    )

On this 7<sup>th</sup> day of June 2019, personally appeared before me Marcia Remund and Jerry Lamar Christensen, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that they are the Managing Members of LaMar Christensen Properties, L.C., the Corporation that executed the foregoing instrument and that said document was signed by themselves in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and they acknowledged to me that said corporation executed the same.



*MH*  
Notary Public

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES SOUTH  $00^{\circ}30'43''$  EAST 1,593.45 FEET ALONG THE SECTION LINE AND WEST 1319.30 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 1,302.59 FEET; THENCE  $N00^{\circ}19'04''W$  1,585.03 FEET; THENCE  $N89^{\circ}55'51''E$  831.94 FEET; THENCE  $S00^{\circ}04'07''E$  791.71 FEET; THENCE  $N89^{\circ}55'51''E$  477.72 FEET; THENCE  $S00^{\circ}03'20''E$  584.86 FEET; THENCE  $S00^{\circ}03'20''E$  210.02 FEET TO THE POINT OF BEGINNING.

PART OF TAX ID NO.'s OWC-1680

# Corporate Warranty Deed

Grantor: LaMar Christensen Properties, L.C

hereby **CONVEY AND WARRANT** to:

Grantee: **Innovative Developments Group, LLC**  
of: *183 S. Dry Canyon Dr, Lindon, UT 84042*

**FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**  
the following described tract of land within WASATCH County, State of UTAH to wit:

**SEE ATTACHED LEGAL**

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

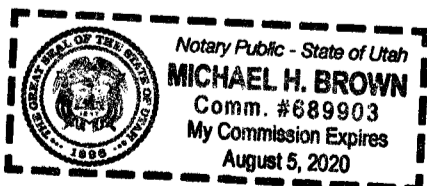
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

WITNESS THE HAND OF SAID GRANTOR THIS 7<sup>th</sup> DAY OF JUNE, 2019

) *Marcia Remund*  
) LaMar Christensen Properties, L.C.  
) By: Marcia Remund  
) As: Managing Member  
)  
)  
) *Jerry L Christensen*  
) LaMar Christensen Properties, L.C.  
) By: Jerry Lamar Christensen  
) As: Managing Member

STATE OF UTAH            )  
                                  ) §.  
County of WASATCH    )

On this 7<sup>th</sup> day of JUNE 2019, personally appeared before me Marcia Remund and Jerry Lamar Christensen, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that they are the Managing Members of LaMar Christensen Properties, L.C., the Corporation that executed the foregoing instrument and that said document was signed by themselves in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and they acknowledged to me that said corporation executed the same.



*MH*  
Notary Public

LEGAL DESCRIPTION

All of lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33, Christensen Farm Subdivision, Phase 1, as described on the official plat on file and of record in the office of the Wasatch County Recorder, State of Utah.

*Together with all interest in the Retention Area Easement defined as described  
on the official plat*

# Corporate Warranty Deed

Grantor: LaMar Christensen Properties, L.C

hereby **CONVEY AND WARRANT** to:

Grantee: **Innovative Developments Group, LLC**  
of: *183 S. DRY CANYON DR., LINDAN, UT 84042*

**FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**  
the following described tract of land within WASATCH County, State of UTAH to wit:

**SEE ATTACHED LEGAL**

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

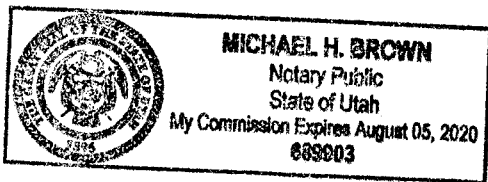
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

WITNESS THE HAND OF SAID GRANTOR THIS 16<sup>th</sup> DAY OF MARCH, 2017

) *Marcia Remund*  
) LaMar Christensen Properties, L.C.  
) By: Marcia Remund  
) As: Managing Member  
)  
)  
) *Jerry L Christensen*  
) LaMar Christensen Properties, L.C.  
) By: Jerry Lamar Christensen  
) As: Managing Member

STATE OF UTAH            )  
                                  ) §.  
County of WASATCH    )

On this 16<sup>th</sup> day of March, 2017, personally appeared before me Marcia Remund and Jerry Lamar Christensen, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that they are the Managing Members of LaMar Christensen Properties, L.C., the Corporation that executed the foregoing instrument and that said document was signed by themselves in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and they acknowledged to me that said corporation executed the same.



*MH*  
Notary Public

Atlas Title  
File #31407

*Legal Description*

DESCRIBING A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT THAT IS 1359.85 FEET SOUTH 00°31' EAST ALONG THE SECTION LINE AND 28.09 FEET WEST OF THE WASATCH COUNTY SECTION CORNER MONUMENT FOR THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT OF BEGINNING BEING COINCIDENT WITH A LONG-STANDING FENCE LINE; AND RUNNING THENCE ALONG SAID FENCE LINE, SOUTH 00°30'13" EAST 1301.72 FEET TO A POINT ON AN ANCIENT EAST-WEST RUNNING FENCE LINE AS REFERRED TO IN THE WARRANTY DEED TO JESSE R. BARBER, ENTRY NUMBER 180579, AS FOUND IN THE OFFICIAL WASATCH COUNTY RECORDS; THENCE ALONG SAID FENCE LINE AND COINCIDENT DEED LINES FOR SAID BARBER, PORTER (ENTRY#412765), AND BAIRD (ENTRY#169842) PARCELS, THE FOLLOWING 5 COURSES: 1) NORTH 89°19'02" WEST 94.10 FEET; 2) THENCE SOUTH 88°01'11" WEST 122.04 FEET; 3) THENCE SOUTH 87°02'26" WEST 145.39 FEET; 4) THENCE NORTH 85°29'56" WEST 50.94 FEET; 5) THENCE SOUTH 89°37'54" WEST 547.06 FEET TO THE NORTHEAST CORNER OF THE HENDRICKSON SUBDIVISION AS FOUND IN THE OFFICIAL WASATCH COUNTY RECORDS; THENCE ALONG SAID HENDRICKSON SUBDIVISION SOUTH 89°37'54" WEST 9.33 FEET; THENCE NORTH 00°03'43" WEST 1025.19 FEET; THENCE WEST 331.33 FEET; THENCE NORTH 00°02'16" WEST 815.26 FEET TO THE SOUTH BOUNDARY OF THE EAGLE VIEW SUBDIVISION, AS FOUND IN THE OFFICIAL WASATCH COUNTY RECORDS; THENCE ALONG SAID SOUTH BOUNDARY OF THE EAGLE VIEW SUBDIVISION SOUTH 88°46'27" EAST 660.28 FEET TO THE NORTHWEST CORNER OF THE LAMAR CHRISTENSEN PROPERTIES LC PARCEL, ENTRY #424140, AS FOUND IN THE OFFICIAL WASATCH COUNTY RECORDS THE FOLLOWING 2 COURSES; 1) THENCE SOUTH 00°30'27" EAST 200.89 FEET; 2) THENCE SOUTH 88°45'19" EAST 326.86 FEET; THENCE SOUTH 306.49 FEET; THENCE EAST 301.26 FEET TO THE POINT OF BEGINNING.

PART OF TAX ID NO.'s OWC-1680 AND OWC-1683-6