

ENT 123308 : 2021 PG 1 of 1
Andrea Allen
Utah County Recorder
2021 Jul 13 11:24 AM FEE 40.00 BY IP
RECORDED FOR Jeffs and Jeffs, P.C.
ELECTRONICALLY RECORDED

Mail Tax Notice To:
J R Rents, LLC
42 South 300 East PO Box 56
Salem, UT 84653

WARRANTY DEED

Rodney J. Christensen, also known as Rodney Jay Christensen, and Jill C. Christensen, Grantors, hereby CONVEY and WARRANT to J R Rents, LLC, a Utah limited liability company, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

Parcel 1:

Beginning at a point in a fence on the East line of Main Street, Salem, Utah, which point lies North 1142.40 feet and East 9.67 feet, according to Utah Coordinate Bearings, Central Zone, from the Southwest corner of Section 1, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence South $89^{\circ}34'49''$ East 100.00 feet; thence North $00^{\circ}10'23''$ East 130.00 feet; thence North $89^{\circ}34'49''$ West 100.00 feet to a fence on the East line of Main Street; thence South $00^{\circ}10'25''$ West along fence and street 130.00 feet to the point of beginning.

Tax Serial Number 09:053:0012

Parcel 2:

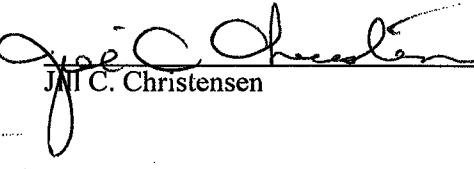
Beginning at a point on a fence corner, which point is North 2694.61 feet and East 899.18 feet and South $89^{\circ}17'53''$ East along a fence line 225.75 feet (based upon the Utah State Coordinate System) from the West quarter corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence along a fence line South $89^{\circ}17'53''$ East 225.75 feet; thence South $1^{\circ}33'41''$ West 1040.88 feet to a fence line; thence along a fence line North $89^{\circ}13'29''$ West 213.81 feet; thence North $0^{\circ}54'15''$ East 1040.50 feet to the point of beginning.

SUBJECT TO a 30.0 foot wide right of way in common with others across the Southerly 30 feet of the above described parcel; also subject to a 25.0 foot right of way in common with others across the Easterly 25 feet of the Southerly 730 feet of said property.

Tax Serial Number 23:028:0040

WITNESS the hand of said Grantors, this 12 day of July, 2021.


Rodney J. Christensen


Jill C. Christensen


Rodney Jay Christensen

STATE OF UTAH)
COUNTY OF UTAH)
ss.
)

On the 12 day of July, 2021, personally appeared before me Rodney J. Christensen, also known as Rodney Jay Christensen, and Jill C. Christensen, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.


Notary Public

