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Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

Mail Recorded Deed & Tax Notice To:

DJM3, L.L.C., a Utah limited liability company

3018 Washington Blvd

Ogden, UT 84401

04/01/2025 02:52:59 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded



File No.: 187818-MCP

SPECIAL WARRANTY DEED

DJM 6 (Coalville Land) LLC, a Utah limited liability company,

GRANTOR(S), of Ogden, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

DJM3, L.L.C., a Utah limited liability company,

GRANTEE(S), of Ogden, 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 **Summit County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: NS-404-D (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 1st day of April, 2025.

DJM 6 (Coalville Land) LLC, a Utah limited liability company

BY: Diamond J Holdings LLC, its Member

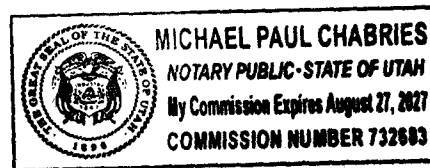

BY: Joseph Jepsen
Member

STATE OF UTAH

COUNTY OF SALT LAKE

On 1st day of April, 2025, before me, personally appeared Joseph Jepsen, 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 DJM 6 (Coalville Land) LLC, a Utah limited liability company.


Notary Public



132683

EXHIBIT A
Legal Description

PARCEL 1:

Beginning at the Northeast corner of Section 11, Township 2 North, Range 5 East, Salt Lake Base and Meridian; and running thence South 00°52'55" East 1360.55 feet along an existing fence line and section line; thence North 88°58'00" West 646.55 feet along an existing fence line; thence South 00°34'12" East 333.76 feet along an existing fence line to the Northerly line of Chalk Creek Road; thence North 75°34'00" West 521.76 feet along an existing fence line and said road line; thence South 16°04'47" West 19.11 feet along an existing fence line and said road line; thence North 73°46'44" West 153.77 feet along an existing fence line and said road line; thence North 00°58'38" West 187.52 feet along an existing fence line; thence North 88°48'12" West 185.94 feet along an existing fence line; thence North 00°52'55" West 1336.61 feet to the Northerly line of the Northeast Quarter of Section 11; thence East 1490.09 feet along the section line to the point of beginning.

PARCEL 1A:

The non-exclusive easement, appurtenant to Parcel 1 described herein, for a water line, as created and described in that Easement recorded March 1, 2019 as Entry No. 1106933 in Book 2498 at Page 1461.