

Mail Tax notice to:
Grantee
3663 West Audra Way
South Jordan, UT 84095

13719722
7/16/2021 9:12:00 AM \$40.00
Book - 11207 Pg - 4158-4160
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 3 P.

MNT File No.: 74558
Tax ID No.: 27-03-127-003-0000

WARRANTY DEED

Bland Tree Experts, Inc., a Utah Corporation

GRANTOR of South Jordan, State of Utah, hereby CONVEYS and WARRANTS TO:

Biogross Properties, LLC, a Utah Limited Liability Company

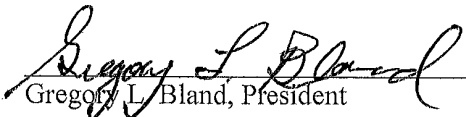
GRANTEE of 3663 West Audra Way, South Jordan, UT 84095 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:

See Attached Exhibit "A"

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), ^{15th} ~~12th~~ day of July, 2021.

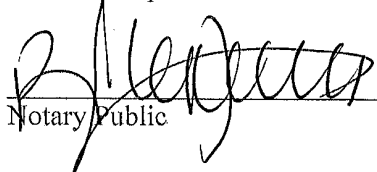
Bland Tree Experts, Inc.



Gregory L. Bland, President

State of Utah County of Salt Lake)ss:

On this date, July ¹⁵ ~~13~~, 2021, personally appeared before me Gregory L. Bland who being by me duly sworn did say, that he/she is the President of Bland Tree Experts, Inc., the corporation that executed the above and foregoing instrument and that said instrument was signed on behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said Gregory L. Bland acknowledged to me that said corporation executed the same.



Notary Public

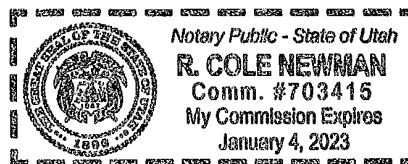


Exhibit "A"

Parcel 1:

Beginning at a point 66 feet South from the North Quarter corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 125 feet; thence West 207.24 feet; thence North 125 feet; thence East 207.24 feet to the point of beginning.

Less and Excepting: therefrom that portion of the subject property as disclosed by that certain Warranty Deed recorded March 25, 1997 as Entry No. 6601305 in Book 7625 at Page 2665, being described as follows:

A parcel of land in fee for the widening of Redwood Road known as Project No. 0068, being a part of an entire tract of property, situate in the Northeast Quarter Northwest Quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract, which point is 20.117 meters South from the North Quarter corner of said Section 3; thence South 38.100 meters along the East boundary line of said entire tract to the Southeast corner of said entire tract; thence West 16.155 meters along the South boundary line of said entire tract to a point 16.155 meters perpendicularly distant Westerly from the centerline of said project; thence North 38.100 meters along a line parallel to said East boundary line to the North boundary line of said entire tract; thence East 16.155 meters along said North boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel 2:

Beginning at a point 66 feet South from the North Quarter corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 271.75 feet; thence North 89°42' West 660.01 feet; thence North 268.29 feet; thence East 660 feet to the point of beginning.

Less and Excepting therefrom that portion of the subject property as disclosed by that certain Warranty Deed recorded February 24, 1976 as Entry No. 2788374 in Book 4114 at Page 306, the following described property:

Beginning at a point 66 feet South from the North Quarter corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 125 feet; thence West 207.24 feet; thence North 125 feet; thence East 207.24 feet to the point of beginning.

Also Less and Excepting that portion of the subject property as disclosed by that certain Warranty Deed recorded March 25, 1997 as Entry No. 6601302 in Book 7625 at Page 2659, the following described property:

A parcel of land in fee for the widening of Redwood Road known as Project No. 0068, being a part of an entire tract of property, situate in the Northeast Quarter Northwest Quarter of Section 3, Township 3 South, Range 1 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner said entire tract of property, which point is 58.217 meters South along the Quarter Section line from the North Quarter corner of said Section 3, thence South 44.730 meters along the East boundary line of said entire tract to the Southeast corner of said entire tract; thence North 89°42'00" West 21.708 meters along the South boundary line to a point 21.708 meters perpendicularly distant Westerly from said centerline at Engineer Station 1+511.095; thence North 44°47'46" East 7.882 meters to a point 16.154 meters perpendicularly distant Westerly from said centerline at Engineer Station 1+516.688; thence North 39.023 meters along a line parallel to said centerline to the North boundary line of said entire tract; thence East 16.154 meters along said North boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.