

Mail Tax Notices To and After Recording Return To:
RAFT RIVER PROPERTIES, LLC
289 Centennial Drive
Heyburn, ID 83336-9707

Tax ID No.: 33-03-477-015

WARRANTY DEED

ELLSWORTH B. JOHNSON and ETTA JOHNSON, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to RAFT RIVER PROPERTIES, LLC **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 17 day of July, 2023.

Ellsworth B. Johnson
ELLSWORTH B. JOHNSON

Etta Johnson
ETTA JOHNSON

State of Utah
County of Salt Lake

On this 17 day of July, 2023, before me, the undersigned Notary Public, personally appeared ELLSWORTH B. JOHNSON and ETTA JOHNSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Jeff Bridgeforth
Notary Public

My commission expires: 1/11/26

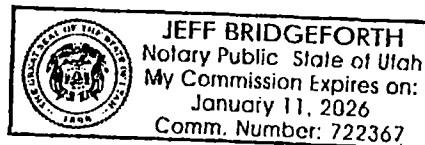


EXHIBIT "A"

LEGAL DESCRIPTION

Land located in Salt Lake County, State of Utah, more particularly described as follows:

Beginning at a point which is North 23°01'00" East 119.70 feet from the Northwest Corner of Lot 1, Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 80°06'00" East 1626.71 feet to the Jordan River; thence North 33°25'00" East 207.20 feet to the Northeast corner of Lot 2, Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence West 171.60 feet (10.4 Rods); thence North 20°14'00" East 41.10 feet; thence North 80°06'00" West 1500.90 feet; thence South 23°01'00" West 206.30 feet to the point of beginning. LESS AND EXCEPTING therefrom any portion lying South of the common boundary line as defined and described in that certain Boundary Line Agreement recorded January 14, 2008, as Entry No. 10322483, in Book 9558, at Page 7522, of official records, more particularly described as follows: Beginning at a point on the East line of 1300 West Street, said point being North 0°03'08" West 108.32 feet along the quarter Section line and East 1374.01 feet from the South quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 80°06'00" East 1551.03 feet to the end. ALSO, LESS AND EXCEPTING therefrom the property conveyed by that certain Warranty Deed recorded October 29, 1998, as Entry No. 7136166, in Book 8143, at Page 923, of official records, more particularly described as follows: Beginning at a point on the North line of Grantor's property and 17.50 feet right of the Engineer's Station 71+67.40 on the centerline of Salt Lake County Department of Public Works Project No. FV950185, said point being North 17.30 feet and East 1675.82 feet from the Northwest corner of Lot 1, Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°25'40" East (East by deed) 86.57 feet along said North line to the East line of said Grantor's property; thence South 33°59'20" West (South 33°25'00" West by deed) 44.48 feet along said East line; thence North 58°32'54" West 72.33 feet to the point of beginning. ALSO, LESS AND EXCEPTING therefrom the property conveyed by that certain Quit Claim Deed recorded February 11, 2015, as Entry No. 11990753, in Book 10295, at Page 1156, of official records, more particularly described as follows: A parcel of land situate in the Southeast quarter of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being part of an entire tract of property defined in that certain Warranty Deed recorded June 30, 1978, as Entry No. 3132197, and further defined by Boundary Line Agreement recorded January 14, 2008, as Entry No. 10322483, being more particularly defined as follows: Beginning at the Westernmost corner of said entire tract, said point being North 23°01'00" East 119.70 feet from the Northwest corner of Lot 1, Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point also being South 89°59'26" West 1268.62 feet along the Section line and perpendicularly North 00°00'34" West 110.23 feet from the Southeast corner of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point also being North 80°06'00" West 27.39 feet from the Northeast corner of Sage Estates Phase 2A Subdivision, according to the official plat thereof, thence North 23°01'00" East 206.30 feet coincident with the Westerly boundary line to the Northwesterly corner of said entire tract; thence South 80°06'00" East 7.61 feet coincident with the Northerly boundary line of said entire tract to a point lying 2 feet perpendicular and parallel Easterly from an existing edge of asphalt road; thence the following four (4) courses coincident with a line lying 2 feet perpendicular and parallel Easterly from an existing edge of asphalt road: (1) South 24°58'41" West 15.20 feet; (2) thence South 26°33'29" West 32.38 feet; (3) thence South 25°14'47" West 121.03; (4) thence Southerly 38.84 feet along the arc of a 90.01 feet radius curve to the right (center bears South 85°24'25" West and the chord bears South 07°46'05" West 38.54 feet with a central angle of 24°43'20") to a point on the Southerly boundary line of said entire tract and the Northerly boundary line of Sage Estates Phase 2A Subdivision; thence North 80°06'00" West 10.59 feet along said Southerly and Northerly boundary lines and the point of beginning. ALSO, LESS AND EXCEPTING therefrom the property conveyed by that certain Quit Claim Deed recorded February 11, 2015, as Entry No. 11990754, in Book 10295, at Page 1159, of official records, more particularly described as follows: A parcel of land situate in the Southeast quarter of Section 3, Township 4 South,

Range 1 West, Salt Lake Base and Meridian, being part of an entire tract of property defined in that certain Warranty Deed recorded June 30, 1978, as Entry No. 3132197, and further defined by Boundary Line Agreement recorded January 14, 2008, as Entry No. 10322483, being more particularly defined as follows: Beginning at a point of intersection of Southerly boundary line of entire tract and a point lying 2 feet perpendicular and parallel Easterly from an existing edge of asphalt road, said point being North 23° 01'00" East 119.70 feet and South 80°06'00" East 10.59 feet from the Northwest corner of Lot 1, Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point also being South 89° 59'26" West 1268.62 feet along the Section line and perpendicularly North 00°00'34" West 110.23 feet and South 80°06'00" East 10.59 feet from the Southeast corner of Section 3, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point also being North 80°06'00" West 13.25 feet from the Northeast corner of Sage Estates Phase 2A Subdivision, according to the official plat thereof, thence the following four (4) courses coincident with a line lying 2 feet perpendicular and parallel Easterly from an existing edge of asphalt road: (1) Northerly 38.84 feet along the arc of a 90.01 feet radius curve to the left (center bears North 69°52'15" West and the chord bears North 07°46'05" East 38.54 feet with a central angle of 24°43'20"); (2) thence North 25°14'47" East 121.03 feet; (3) thence North 26°33'29" East 32.38; (4) thence North 24°58'41" East 15.20 feet to a point on the Northerly boundary line of said entire tract; thence South 80°06'00" East 21.59 feet coincident with said Northerly boundary line of said entire tract; thence South 25°38'47" West 97.55 feet; thence Southwesterly 16.03 feet along the arc of a 334.00 feet radius curve to the right (center bears North 64°21'13" West and chord bears South 27°01'18" West 16.03 feet with a central angle of 02°45'02"); thence South 28°23'50" West 96.71 feet to a point on said Southerly boundary line of said entire tract and the Northerly Boundary Line of Sage Estates Phase 2A Subdivision; thence North 80°06'00" West 3.55 feet coincident with said Southerly and Northerly boundary lines to the point of beginning.

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