

14245413 B: 11494 P: 825 Total Pages: 6  
05/28/2024 03:37 PM By: EMehanovic Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed & Tax Notice To:  
Dimple Dell Orchards, LLC, a Utah limited liability company  
13697 S 3825 W  
Riverton, UT 84065



File No.: 171447-CAP

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## WARRANTY DEED

Dimple Dell Floral, Inc., a Utah corporation, as to Parcel 1; Olsen Family Orchard, LLC, a Utah limited liability company, as to Parcels 2 and 3,

**GRANTOR(S)**, of Sandy, State of Utah, hereby Conveys and Warrants to

Dimple Dell Orchards, LLC, a Utah limited liability company,

**GRANTEE(S)**, of Riverton, 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 **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

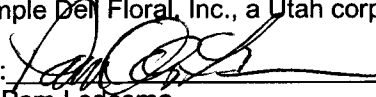
**TAX ID NO.:** 28-14-126-001, 28-14-126-013 and 28-14-126-002 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

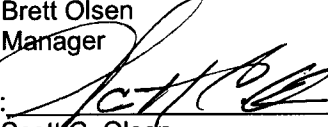
*[Signature on following page]*

Dated this 20th day of May, 2024.

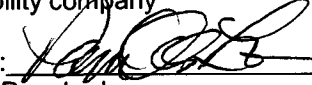
Dimple Dell Floral, Inc., a Utah corporation

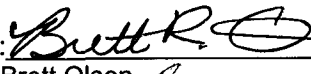
BY:   
Pam Ledesma  
Manager

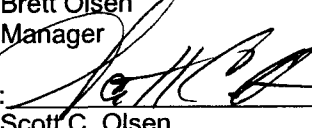
BY:   
Brett Olsen  
Manager

BY:   
Scott C. Olsen  
Manager

Olsen Family Orchard, LLC, a Utah limited liability company

BY:   
Pam Ledesma  
Manager

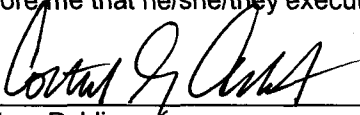
BY:   
Brett Olsen  
Manager

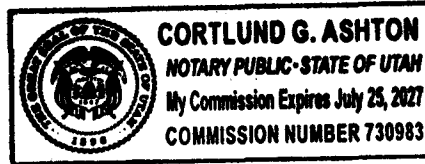
BY:   
Scott C. Olsen  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 20th day of May, 2024, before me, personally appeared Pam Ledesma, 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 Dimple Dell Floral, Inc., a Utah corporation.

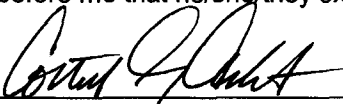
  
\_\_\_\_\_  
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 20th day of May, 2024, before me, personally appeared Brett Olsen, 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 Dimple Dell Floral, Inc., a Utah corporation.

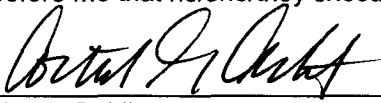
  
\_\_\_\_\_  
Notary Public

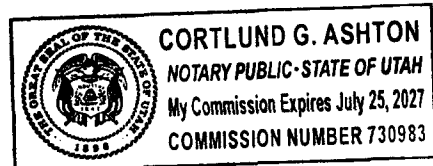


STATE OF UTAH

COUNTY OF SALT LAKE

On this 20th day of May, 2024, before me, personally appeared Scott C. Olsen, 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 Dimple Dell Floral, Inc., a Utah corporation.

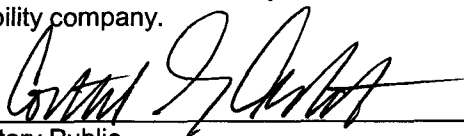
  
\_\_\_\_\_  
Notary Public

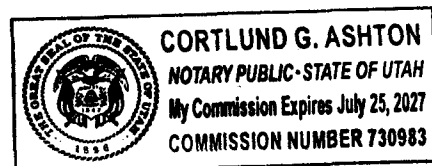


STATE OF UTAH

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On this 20th day of May, 2024, before me, personally appeared Pam Ledesma, 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 Olsen Family Orchard, LLC, a Utah limited liability company.


  
\_\_\_\_\_  
Notary Public

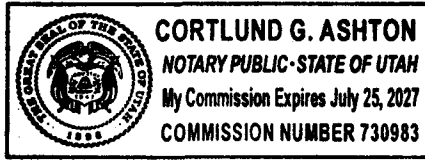


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\_\_\_\_\_  
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 20th day of May, 2024, before me, personally appeared Scott C. Olsen, 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 Olsen Family Orchard, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Beginning at a point South 293.15 feet and East 1280.11 feet from the Northwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 10°25' East 306.94 feet to the North line of said Section 14; thence East along said North line 797.2 feet; thence South 01°35' East 302.00 feet; thence West 861.04 feet to the point of beginning.

**PARCEL 2:**

Beginning at a point which is 301.88 feet South and 2141.15 feet East from the Northwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 01°35'00" East 30.01 feet; thence West 193.78 feet; thence South 11°12'50" West 307.96 feet; thence West 547.47 feet; thence North 01°40'00" West 83.10 feet; thence North 73°17'00" West 103.00 feet; thence North 10°25'00" East 223.06 feet; thence East 861.04 feet to the point of beginning

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point which is 301.88 feet South and 1440.11 feet East from the Northwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 126.87 feet; thence West 183.32 feet; thence North 10°25'00" East 129 feet; thence East 160 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point which is 301.88 feet South and 1440.11 feet East from the Northwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 126.87 feet; thence East 40.0 feet; thence North 126.87 feet; thence West 40.0 feet to the point of beginning (said conveyance was made on March 7, 1980 to Salt Lake County upon the condition that the grantee devote said property to the use of a highway within 20 years from the date thereof, in the event said condition is not met by grantee within said time period, the property reverts to grantors or their successors in interest as fee owner of the lot known as Lot 1, Olsen N/R).

**PARCEL 3:**

Beginning at a point which is 301.88 feet South and 1440.11 feet East from the Northwest corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 126.87 feet; thence East 40.0 feet; thence North 126.87 feet; thence West 40.0 feet to the point of beginning.

The above described parcels also described as one contiguous parcel by survey dated September 28, 2023 as follows:

A tract of land being situate in the Northwest quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being comprised of Salt Lake County parcel numbers 28-17-126-001, 28-14-126-002, and 28-14-126-013, said tract having a basis of bearings of North 89°02'20" East between the Northwest corner and the North quarter corner of Section 14, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said tract being more particularly described as follows:

Beginning at a point which is North 89°02'20" East along the section line a distance of 1374.18 feet from the Northwest corner of said section 14, and running thence North 89°02'20" East along the section line a distance of 794.41 feet; thence South 04°23'27" East 333.40 feet to a point on a prolongation of the North line of that certain Special Warranty Deed, recorded as Entry No. 10789601, in Book 9759, at Page 9726,

on file with the office of the Salt Lake County Recorder; thence South 89°02'20" West along said line a distance of 209.49 feet to the Northwest corner of said special warranty deed; thence South 11°09'00" West along said West line, and the West line as described in that certain Warranty Deed recorded as Entry No. 5418041, in Book 6591, at Page 0684, and that certain Special Warranty Deed recorded as Entry No. 12683339, in Book 10631, at Page 5161, both of which being on file with the office of the Salt Lake County Recorder, a distance of 308.01 feet; thence South 89°02'20" West 551.20 feet; thence North 04°22'52" West 84.48 feet; thence North 74°14'40" West 101.71 feet; thence North 11°20'02" East, passing through an aluminum cap set by the Salt Lake County Surveyor a distance of 93.78 feet; thence North 89°02'20" East 186.49 feet; thence North 00°57'40" West 126.87 feet; thence South 89°02'20" West 158.84 feet to a point on the prolongation of that line which said Salt Lake County Surveyor cap passes through; thence North 11°20'02" East along said line a distance of 308.97 feet to the point of beginning.