

14246481 B: 11494 P: 7153 Total Pages: 2  
05/30/2024 02:27 PM By: asteffensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN - UNION PARK  
6985 S UNION PARK CTR STE 170MIDVALE, UT 840475040

Recording Requested by:  
First American Title Insurance Company  
6975 S Union Park Center, Ste 120  
Cottonwood Heights, UT 84047  
(801)924-5370

Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
PKEG Investments, LLC  
c/o Kelly Ellis Guymon  
14624 Ten Sleep Circle  
Bluffdale, UT 84065

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **13742-6313381 (ER)**  
A.P.N.: **21-19-200-052-0000**

**Barton G. Jensen and Debra R. Jensen, Trustees of The Jensen Family Trust, dated the 4th day of September, 2013; and Barton G. Jensen and Debra R. Jensen, Grantor, of Taylorsville, Salt Lake County, State of UT, hereby CONVEY AND WARRANT to**

**PKEG Investments, LLC, a Utah Limited Liability Company, Grantee, of Bluffdale, Salt Lake County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Salt Lake County, State of Utah:**

**Beginning at a point South 00°06'29" East 40.00 feet and North 89°55'30" West 235.13 feet from the Northeast Corner of Section 19, Township 2 South, Range 1 West, Salt Lake Meridian; and running thence South 00°06'29" East 248.18 feet; thence South 89°55'30" East 25.00 feet; thence South 00°06'29" East 269.20 feet; thence North 89°55'30" West 260.00 feet, thence North 00°06'29" West 517.39 feet, thence South 89°55'30" East 235.00 feet, to the point of beginning.**

**Less and Excepting:**

**A parcel of land in fee, being part of an entire tract of property situate in the NE1/4NE1/4 of Section 19, T.2S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:**

**Beginning at the northwest corner of said entire tract at a point 40.00 feet S.00°06'29"E. and 470.13 feet N.89°55'30"W. from the Northeast Corner of said Section 19, and running thence S.89°55'30"E. 32.18 feet along the northerly boundary line of said entire tract; thence S.44°52'49"W. 9.06 feet; thence S.00°09'13"E. 510.96 feet to the southerly boundary line of said entire tract; thence N.89°55'30"W. 26.19 feet along said southerly boundary line to the southwest corner of said entire tract; thence N.00°06'29"W. 517.39 feet along the**

westerly boundary line of said entire tract to the point of beginning.

As conveyed in that certain General Warranty Deed recorded April 28, 2008, Entry No. 10411728, in Book 9599 at Page 8798.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this May 30th, 2024, [Signature]  
Barton G. Jensen

The Jensen Family Trust, dated the 4th day of September, 2013

[Signature]  
Barton G. Jensen, Trustee

[Signature]  
Debra R. Jensen, Trustee

[Signature]  
Debra R. Jensen

STATE OF Utah )  
County of Salt Lake ) ss.

On May 30th 2024, before me, the undersigned Notary Public, personally appeared **Barton G. Jensen and Debra R. Jensen, Trustees of The Jensen Family Trust, dated the 4th day of September, 2013 and Barton G. Jensen and Debra R. Jensen**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

[Signature]  
Notary Public

My Commission Expires: 10.1.25

