

Mail Recorded Deed & Tax Notice To:
JDCO, L.L.C., a Utah limited liability company
1450 West 1850 North
Lehi, UT 84043

14316048 B: 11533 P: 8174 Total Pages: 4
11/20/2024 01:50 PM By: dkilpack 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



File No.: 182366-KMF

WARRANTY DEED

JDP Properties, LLC, a Utah limited liability company, who also appears of record as JDP Properties, L.L.C.,

GRANTOR(S), of Park City, State of Utah, hereby conveys and warrants to

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

GRANTEE(S), of Lehi, 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

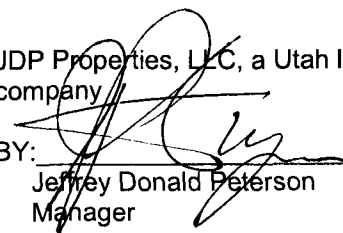
TAX ID NO.: 21-01-476-034 and 21-01-476-030 (for reference purposes only)

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 19th day of November, 2024.

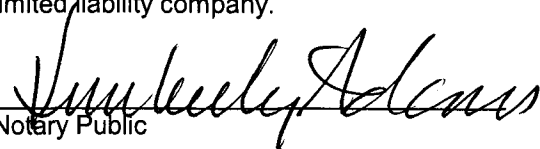
JDP Properties, LLC, a Utah limited liability company

BY: 
Jeffrey Donald Peterson
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 19th day of November, 2024, before me, personally appeared Jeffrey Donald Peterson, 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 JDP Properties, LLC, a Utah limited liability company.


Notary Public

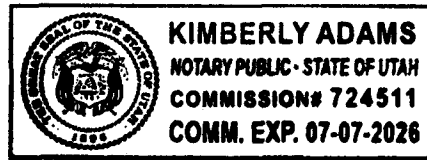


EXHIBIT A
Legal Description

PARCEL 1:

LOT 1, WESTERN STATES LOT SPLIT PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE, RECORDED MAY 10, 1996 AS ENTRY NO. 6353687 IN BOOK 96-5P AT PAGE 161.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT AND EXISTING PURSUANT TO UTAH LAW, IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 22, 2010 AS ENTRY NO. 10938370 IN BOOK 9819 AT PAGE 8403, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND IN FEE FOR THE "FRONTRUNNER SOUTH COMMUTER RAIL", A UTAH TRANSIT AUTHORITY PROJECT, BEING PART OF THE GRANTOR'S PROPERTY DEFINED IN THAT CERTAIN WARRANTY DEED, RECORDED APRIL 2, 2001, AS ENTRY 7860463, SITUATE IN THE SOUTH HALF OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE UNION PACIFIC RAILROAD AND AT THE NORTHWEST CORNER OF THE GRANTOR'S PROPERTY, SAID POINT BEING NORTH 975.88 FEET AND EAST 1,309.05 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE CONTINUE EAST 1.72 FEET ALONG THE NORTH LINE OF THE GRANTOR'S PROPERTY; THENCE SOUTH 04°16'14" EAST 180.18 FEET TO THE SOUTH LINE OF THE GRANTOR'S PROPERTY; THENCE NORTH 88°58'14" WEST 1.75 FEET ALONG SAID SOUTH LINE TO SAID EAST LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH 04°15'46" WEST 180.15 FEET ALONG SAID EAST LINE OF THE UNION PACIFIC RAILROAD TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF LOT 2A, WESTERN STATES LOT SPLIT AMENDED LOT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON JULY 22, 1998 AS ENTRY NO. 7035068 IN BOOK 98-7P AT PAGE 194, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF THE WESTERN STATES LOT SPLIT PLAT; THENCE SOUTH 00°35'43" EAST 117.13 FEET ALONG THE EAST LINE OF SAID LOT 2; THENCE NORTH 88°48'43" WEST 230.96 FEET; THENCE NORTH 00°57'59" EAST 86.31 FEET; THENCE NORTH 88°53'09" WEST 85.43 FEET; THENCE NORTH 4°16'26" WEST 30.18 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 88°58'14" EAST 318.39 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT AND EXISTING PURSUANT TO UTAH LAW, IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 19, 2010 AS ENTRY NO. 10900054 IN BOOK 9804 AT PAGE 8779, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND IN FEE FOR THE "FRONTRUNNER SOUTH COMMUTER RAIL", A UTAH TRANSIT AUTHORITY PROJECT, BEING PART OF THE GRANTOR'S PROPERTY DEFINED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED SEPTEMBER 18, 1998, AS ENTRY 7091508, SITUATE IN THE SOUTH HALF OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE UNION PACIFIC RAILROAD AND AT THE NORTHWEST CORNER OF THE GRANTOR'S PROPERTY, SAID POINT BEING NORTH 796.23 FEET AND EAST 1,322.45 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE SOUTH 88°58'14" EAST 1.75 FEET ALONG THE NORTH LINE OF THE GRANTOR'S PROPERTY; THENCE SOUTH 04°16'14" EAST 30.18 FEET TO A POINT ON THE SOUTH LINE OF THE GRANTOR'S PROPERTY; THENCE NORTH 88°53'09" WEST 1.75 FEET ALONG SAID SOUTH LINE TO SAID EAST LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTH 04°15'46" WEST 30.18 FEET ALONG SAID EAST LINE OF THE UNION PACIFIC RAILROAD TO THE POINT OF BEGINNING.

PARCEL A:

A NON-EXCLUSIVE RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 0°35' WEST 469.0 FEET FROM THE CORNER NO. XIII HORN SILVER SURVEY, BEING NORTH ABOUT 495 FEET AND WEST 840 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°55' WEST 153.40 FEET AND SOUTH 0°30' WEST 583.40 FEET TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE NORTH 0°30' EAST 583.40 FEET; THENCE NORTH 0°35' EAST 469.0 FEET; THENCE NORTH 89°53' WEST 30.0 FEET; THENCE SOUTH 0°35' WEST 469.0 FEET; THENCE SOUTH 0°14' WEST 583.40 FEET TO A POINT 30 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 30.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.