

14332968 B: 11543 P: 3562 Total Pages: 2  
01/07/2025 09:00 AM By: aallen 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

WHEN RECORDED RETURN TO:  
Fur Breeders Agricultural Cooperative  
8700 South 700 West  
Sandy, Utah 84070

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Parcel No. 27-02-200-030

## WARRANTY DEED

For the sum of Ten and No/100 Dollars (\$10.00), FUR BREEDERS AGRICULTURAL COOPERATIVE, a Utah corporation ("**Grantor**"), hereby conveys and warrants to FUR BREEDERS AGRICULTURAL COOPERATIVE, a Utah corporation ("**Grantee**"), whose address is 8700 South 700 West, Sandy, Utah 84070, the following described real property which is located in Salt Lake County, Utah and is more particularly described as follows:

### PARCEL 1:

A parcel of land situate in the Northeast Quarter of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian. Said parcel of land being more particularly described as follows:

Beginning at the East Quarter Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running; thence South 0°14'04" West 526.41 feet along the section line; thence South 89°22'02" West 402.11 feet; thence North 0°37'48" East 76.50 feet; thence North 8°17'07" East 269.77 feet; thence North 16°30'40" East 195.42 feet to the quarter section line; thence North 89°59'36" East 308.99 feet along said quarter section line to the point of beginning.

### PARCEL 2:

A parcel of land situate in the Northeast Quarter of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian. Said parcel of land being more particularly described as follows:

Beginning at a point being South 0°14'04" West 526.41 feet along the section line from the East Quarter Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running; thence South 0°14'04" West 464.47 feet along said section line; thence South 89°58'47" West 475.55 feet; thence North 26°24'40" West 4.05 feet; thence North 23°38'30" East 84.44 feet; thence North 8°04'49" East 301.76 feet; thence North 0°37'48" East 80.45 feet; thence North 89°22'02" East 402.11 feet to the point of beginning.

The purpose of this Warranty Deed is to establish two separate parcels consisting of the Property as described herein, which are both a portion of existing Parcel 27-02-200-030 owned by Grantor. This conveyance constitutes a bona fide division of land by deed in accordance with Utah Code §10-9a-103(65)(c)(v), and (i) is made in anticipation of future land use approvals on the Property, and (ii) does not confer any land use approvals, and (iii) has not been approved by the applicable land use authority.

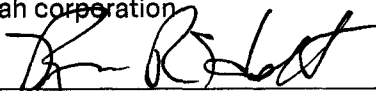
[SIGNATURE PAGE FOLLOWS]

### COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated as of the 6 day of January, 2025.

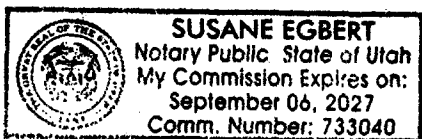
FUR BREEDERS AGRICULTURAL COOPERATIVE,  
a Utah corporation

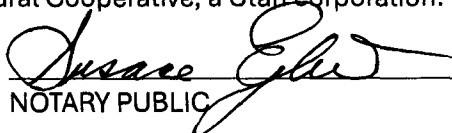
By:   
Ryan Holt  
President

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 6 day of January, 2025 by  
Ryan Holt, President of Fur Breeders Agricultural Cooperative, a Utah corporation.



  
NOTARY PUBLIC