

14412280 B: 11587 P: 4353 Total Pages: 3
07/21/2025 03:18 PM By: tpham 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, UT 84070

Parcel No. 27-02-200-030 & 27-02-200-031

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 & Meridian. Said parcel being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way line of 700 West Street, said point being South 00°14'04" West 1070.43 feet along the section line from the Northeast Quarter Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base & Meridian, and running; thence South 87°25'25" West 466.48 feet to the Easterly line of the Jordan River; thence along said Easterly boundary line the following five (5) courses: (1) North 16°24'59" East 53.53 feet; (2) North 26°24'40" West 58.77 feet; (3) North 23°38'30" East 84.44 feet; (4) North 08°04'49" East 301.76 feet; (5) North 00°37'48" East 80.45 feet; thence North 89°22'02" East 402.11 feet to the section line and Easterly Right-of-Way line of 700 West Street; thence South 00°14'04" West 544.02 feet along the section line and Easterly Right-of-Way line of 700 West Street 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 on the section line, said point being South 00°14'04" West 1070.43 feet along said section line from the Northeast Quarter Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°14'04" West 417.44 feet along said section line; thence North 89°45'56" West 33.00 feet to the west line of 700 West Street; thence South 03°53'32" West 494.51 feet along the west line of said 700 West Street; thence South 00°09'57" West 583.80 feet along the west line of said 700 West Street to the Northerly Right-of-Way line of 9000 South Street; thence South 89°46'51" West 471.12 feet along said Northerly Right-of-Way line to the Easterly boundary line of the Jordan River; thence along said Easterly boundary line the following thirteen (12) courses: (1) North 37°42'32" West 230.45 feet; (2) North 18°39'32" West 118.71 feet; (3) North 14°29'03" West 77.79 feet; (4) North 07°43'06" West 109.19 feet; (5) North 09°23'05" West 95.72 feet; (6) North 00°32'47" West 73.48 feet; (7) North 00°55'29" East 213.49 feet; (8) North 10°59'07" East 131.43 feet; (9) North 37°49'04" East 315.35 feet; (10) North 17°18'26" East 97.19 feet; (11) North 21°40'33" East 115.54 feet; (12) North 16°24'59" East 38.90 feet; thence North 87°25'25" East 466.48 feet to the point of beginning.

The purpose of this Warranty Deed is to shift the common boundary between the parcels to the south and establish two separate parcels consisting of the Property as described in herein, which are both a portion of existing Parcel 27-02-200-030 & 27-02-200-031 owned by Grantor. This conveyance constitutes a bona fide division of land by deed in accordance with Utah Code §10-9a-103(68)(c)(v), and (i) is made in anticipation of future land use approvals on the Property, (ii) does not confer any land use approvals, and (iii) has not been approved by the applicable land use authority.

[SIGNATURE PAGE FOLLOWS]

Dated as of the 28 day of February, 2025.

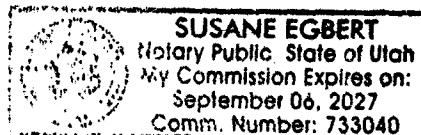
FUR BREEDERS AGRICULTURAL COOPERATIVE,
a Utah corporation

By: R. Holt
Name: Ryan R Holt
Title: Pres.

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 28 day of February, 2025 by
Ryan R Holt, in his/her capacity as President of
Fur Breeders Agricultural Cooperative, a Utah corporation.



Susane Egbert
NOTARY PUBLIC