

ENT 84296:2014 PG 1 of 2
Jeffery Smith
Utah County Recorder
2014 Nov 21 12:43 PM FEE 14.00 BY SS
RECORDED FOR Title West -Orem
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

BJMKJ Enterprises, Ltd.

5344 Willow Place
Highland, UT 84003

WARRANTY DEED

Elk Ridge Investment Properties, LLC, a Utah limited liability company, GRANTOR, hereby CONVEYS AND WARRANTS to **BJMKJ Enterprises, Ltd.**, a Utah limited partnership, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in Utah County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID#: 300760011, 300740014, and 300740040

Subject to City and/or County taxes and Assessments, not delinquent and future Greenbelt Rollback taxes; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now or record.

WITNESS, the hand of said grantor this 19 day of November, 2014.

Elk Ridge Investment Properties, LLC,
a Utah limited liability company

Wendell P. Hansen
By: **Wendell P. Hansen**, its Manager

State of Utah
County of Utah

The foregoing instrument was acknowledged before me this 19th day of November, 2014 by **Wendell P. Hansen**, Manager of **Elk Ridge Investment Properties, LLC**, a Utah limited liability company.

Wade K. Taylor
Notary Public
My commission expires: 3/10/15

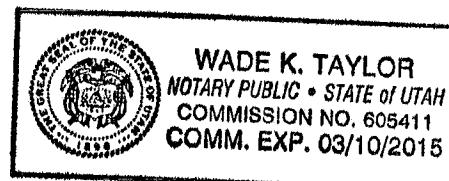


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the East One Quarter Section Corner of Section 23, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°21'07" West 958.39 feet along a fence to a found rebar and cap marked Jensen; thence North 00°23'52" East 791.89 feet along a fence to a found rebar and cap marked Jensen; thence North 18°57'26" West 2.61 feet to a rebar and cap marked LS 147089; thence North 00°20'27" East 52.93 feet along a fence to a rebar cap marked Trane which is the Southeast corner of the Rocky Mountain Subdivision Plat "A"; thence along the East line of said Subdivision North 00°21'31" East 487.07 feet to a found rebar and cap marked LS 147089; thence North 00°50'41" East 176.63 feet along a fence to a 2" pipe; thence leaving fence North 89°42'27" East 1436.87 feet; thence South 29°45'31" East 288.74 feet; thence South 21°47'03" East 289.55 feet; thence South 19°42'41" East 40.66 feet to a rebar and cap marked BLP which is the Northwest corner of Loafer Ridge Subdivision plat "B"; thence along said subdivision South 20°00'19" East 10.00 feet; thence South 16°01'53" East 721.88 feet; thence South 10°36'48" East 237.75 feet to the east-west center line of Section 24; thence along east-west center line which is the north line of the Rutter Subdivision plat "B" South 89°16'14" West 1000.27 feet to the point of beginning.

Less and Excepting therefrom that portion described in that certain Quit Claim Deed to Utah County, a body corporate and politic of the State of Utah, which is in the county road known as the Loafer Canyon, described as follows:

Commencing at a point at the Northwest corner of Section 24, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence East 23.10 feet; thence South 4°48' East 52.57 feet; thence South 11°46.5' East 119.11 feet; thence South 18°45' East 116.90 feet; thence South 23°34' East 199.29 feet; thence South 28°23' East 220.23 feet; thence South 31°37' East 359.75 feet; thence South 27°14' East 446.52 feet; thence South 21°21' East 247.09 feet; thence South 14°01' East 786.71 feet; thence South 8°08' East 290.01 feet; thence West 31.78 feet; thence North 8°08' West 290.01 feet; thence North 14°01' West 786.71 feet; thence North 21°21' West 247.09 feet; thence North 27°14' West 446.52 feet; thence North 31°37' West 359.75 feet; thence North 28°23' West 220.23 feet; thence North 23°34' West 199.29 feet; thence North 18°45' West 116.90 feet; thence North 11°46' West 119.11 feet; thence North 8°09' West 52.92 feet to the beginning.

KLT # 24-5868-ND

MAIL TAX NOTICE TO
BJMKJ ENTERPRISES
5344 Willem Place
Highland, UT 84003

ENT 7218 : 2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Feb 06 10:56 AM FEE 40.00 BY AC
RECORDED FOR Key Land Title
ELECTRONICALLY RECORDED

WARRANTY DEED

HIGHLANDS AT ELK RIDGE, LLC, A UTAH LIMITED LIABILITY COMPANY

of Elk Ridge, Utah County State of UTAH, **GRANTOR** hereby CONVEY and WARRANT to
BJMKJ ENTERPRISES LTD.

of Elk Ridge, Utah County State of UTAH, **GRANTEE** for the sum of Ten Dollars and Other Good and
Valuable Consideration the following described tract(s) of land in **Utah County, State of UTAH**:

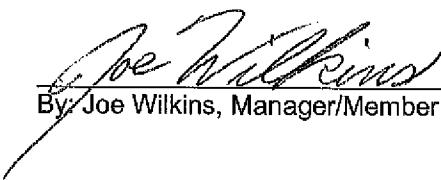
**PARCEL A, HIGHLANDS AT ELK RIDGE PHASE 1, A RESIDENTIAL SUBDIVISION,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH
COUNTY RECORDER'S OFFICE.**

Tax Parcel No. 68-109-0092

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

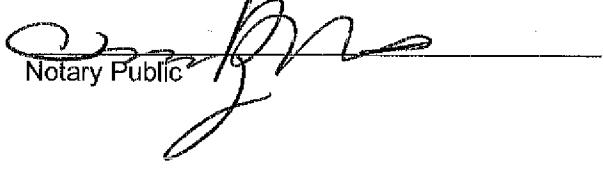
WITNESS the hand(s) of said Grantor(s), this 10 day of February, 2024.

HIGHLANDS AT ELK RIDGE, LLC, A UTAH LIMITED
LIABILITY COMPANY


By Joe Wilkins, Manager/Member

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On this 10 day of February, 2024, personally appeared before me, Joe Wilkins, who being
by me duly sworn did say that he is the Manager/Member of Highlands at Elk Ridge, LLC, A UTAH
LIMITED LIABILITY COMPANY, that said instrument was signed in behalf of said limited liability company
by authority and did further acknowledge that said limited liability company executed the same.


Notary Public

