



W3251011

FORWARD TAX NOTICE TO:

Grantee

3190 NORTH 700 WEST
PLEASANT VIEW, UTAH 84499

E# 3251011 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
17-Aug-22 0436 PM FEE \$40.00 DEP TN
REC FOR: OLD REPUBLIC TITLE (SOUTH OGDEN)
ELECTRONICALLY RECORDED

File Number: 2269178MLH

WARRANTY DEED

Brent Theodore Larson and Tracy Ann Taylor Larson-Trustees of the Larson Family Trust, dated February 9, 2015, as amended and restated, hereinafter referred to as Grantor, does hereby grant, convey, assign, warrant, and deed to:

Jackson RE Properties, LLC, a Utah Limited Liability Company,
as to an undivided 26.00% interest;

Kenneth L. Jackson-Trustee of the Kenneth L. Jackson Revocable Living Trust, dated November 20, 2009, as to an undivided 37.00% interest;

Linda W. Jackson-Trustee of the Linda W. Jackson Revocable Living Trust, dated November 20, 2009, as to an undivided 37.00% interest,

hereinafter referred to as Grantee, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the fee simple, marketable right, title, and interest in and to the following described real property as respectively owned by the Grantor, located in **Weber County, State of Utah**, more particularly described as follows:

See Description of Subject Property on Exhibit "A"
Weber County, State of Utah, Tax Parcel Number 19-026-0004

TO HAVE AND TO HOLD, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements in, on, or under the premises.

Grantor, stipulates, covenants, and warrants the following:

1. The fee estate, in and to, the real property described herein, is free and clear of lien, subject only to non-delinquent taxes, assessments, reservations, restrictions, rights-of-way and easements of record.
2. The conveyance of the fee estate, in and to the real property described herein, is in accordance with the terms, conditions, and stipulations of the Trust Agreement, including but not limited to the sale of the real property described herein.
3. The Trust remains in effect and is Revocable.

Brent Theodore Larson

Brent Theodore Larson-Trustee of the Larson Family Trust, dated February 9, 2015, as amended and restated

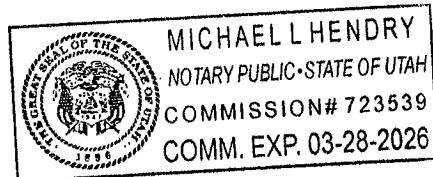
Tracy Ann Taylor Larson

Tracy Ann Taylor Larson-Trustee of the Larson Family Trust,
Dated February 9, 2015, as amended and restated

State of Utah
County of Weber

On this the 17 day of August 2022, Brent Theodore Larson-Trustee of the Larson Family Trust, dated February 9, 2015, as amended and restated, acknowledged to me, a Notary Public in the State of Utah, that this document was executed by the same, in the capacity stated, and in accordance with the terms and conditions of the stated trust agreement.

Notary Public



State of Utah
County of Weber

On this the 17 day of August 2022, Tracy Ann Taylor Larson-Trustee of the Larson Family Trust, dated February 9, 2015, as amended and restated, acknowledged to me, a Notary Public in the State of Utah, that this document was executed by the same, in the capacity stated, and in accordance with the terms and conditions of the stated trust agreement.

Notary Public

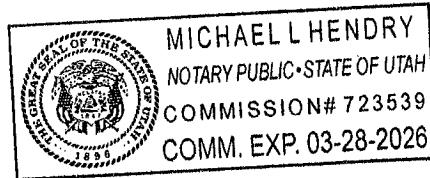


EXHIBIT A

File No.: 2269178MLH

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS NORTH 01°09'58" EAST 274.49 FEET ALONG THE SECTION LINE, FROM THE WEST QUARTER CORNER OF SAID SECTION 28, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAIL ROAD RIGHT OF WAY AND RUNNING THENCE NORTH 01°09'58" EAST 538.96 FEET, MORE OR LESS, TO THE SOUTH PROPERTY LINE OF PROPERTY VESTED AS OF THE DATE OF THIS DEED IN THE NAME OF PLEASANT PLAINS RANCH, INC.; THENCE SOUTH 88°51'48" EAST 1233.41 FEET ALONG SAID COMMON PROPERTY LINE WHICH IS PARALLEL TO THE QUARTER SECTION LINE TO A POINT OF TANGENCY WITH THE NORTH LINE OF THE SAID OREGON SHORT LINE RAIL ROAD RIGHT OF WAY; THENCE SOUTH 67°32'15" WEST 1346.28 FEET ALONG THE NORTH LINE OF SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

The following is for informational purposes only:

Tax ID No. 19-026-0004