

Mail Recorded Deed and Tax Notice To:
JDH Kent, LLC, a Utah limited liability company
1450 West 1850 North
Lehi, UT 84043

ENT39036:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Mar 02 11:43 AM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 140654-MAF

WARRANTY DEED

Robert Kent Bushman, and his successors, as trustee of The Robert Kent Bushman Trust under agreement dated July 12, 2001, and all amendments thereto

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to

JDH Kent, LLC, 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 **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 35-388-0008 and 35-388-0009 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 3/1/2021.

The Robert Kent Bushman Trust under
agreement dated July 12, 2001

BY: Robert Kent Bushman
Robert Kent Bushman
Trustee

STATE OF UTAH

COUNTY OF UTAH

On the 1st of March, 2021, personally appeared before me Robert Kent Bushman, Trustee(s)
of The Robert Kent Bushman Trust under agreement dated July 12, 2001, the signer(s) of the within
instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance
with the powers vested in them by the terms of said Trust Agreement.

Melynda Airmet
Notary Public

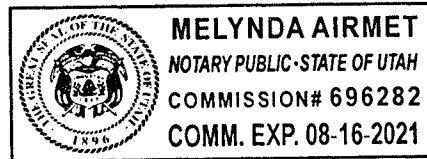


EXHIBIT A **Legal Description**

PARCEL 1:

A portion of Lot 4, PLAT "A," BUSHMAN-FELT SUBDIVISION, Lehi, Utah, according to the official plat thereof on file in the office of the Utah County Recorder, recorded August 23, 2001 as Entry No. 84740:2001 Map #9207, described as follows:

Commencing North 1058.92 feet and East 820.94 feet from the South quarter corner of Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°05'19" East 205.00 feet; thence North 89°55'23" West 139.19 feet; thence North 00°04'39" East 471.36 feet; thence North 89°47'20" East 336.26 feet; thence South 00°14'33" West 678.09 feet; thence North 89°54'44" West 195.15 feet to the point of beginning.

EXCEPTING any portion lying within the bounds of 700 South Street, Lehi, Utah.

PARCEL 2:

Part of Lot 4, PLAT "A", BUSHMAN-FELT SUBDIVISION, according to the official plat thereof on file in the office of the Utah County Recorder, recorded August 23, 2001 as Entry No. 84740:2001 Map #9207, described as follows:

Commencing North 1740.11 feet and East 491.43 feet from South quarter corner, Section 18, Township 5 South, Range 1 East, Salt Lake Base and Meridian; South 89°53'12" East 529.81 feet; South 0°15'18" West 509.43 feet; North 89°47'38" West 1 foot; South 0°15'19" West 156.19 feet; North 89°53'3" West 1.13 feet; North 0°14'33" East 663.26 feet; South 89°47'20" West 336.26 feet; South 0°4'39" West 265.29 feet; West 308.81 feet; along a curve to left (chord bears: South 45°5'20" West 21.18 feet, radius = 15 feet); North 0°10'40" East 86 feet; along a curve to left (chord bears: South 44°54'40" East 21.25 feet, radius = 15 feet); East 117.97 feet; North 0°5'16" West 213.93 feet to beginning.