

ENT 40078:2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 May 30 01:06 PM FEE 40.00 BY TM
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Mail Recorded Deed & Tax Notice To:
JDH Growth LLC
1450 West 1850 North
Lehi, UT 84043



File No.: 190294-KMF

SPECIAL WARRANTY DEED

JDH Felt, LLC and JDH Kent, LLC,

GRANTOR(S), of Lehi, State of Utah, hereby conveys and warrants against all who claim by, through, or under the grantor to

JDH Growth 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 attached Exhibit "A",

TAX ID NO.: (35-388-0001, 35-388-0007, 35-388-0008, and 35-388-0009)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

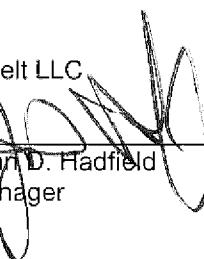
[Signature on following page]

Dated this May 28, 2025.

JDH Felt LLC

BY:

John D. Hadfield
Manager



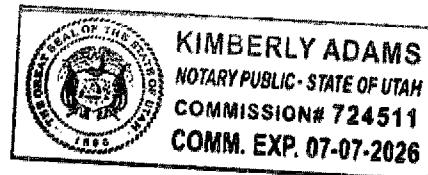
STATE OF UTAH

COUNTY OF UTAH

On this 28th day of May 2025, before me, personally appeared John D. Hadfield, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of JDH Felt LLC.



Notary Public



Dated this May 28, 2025

JDH-Kent LLC

BY:

John D. Hadfield
Manager

STATE OF UTAH

COUNTY OF UTAH

On this 28th day of May 2025, before me, personally appeared John D. Hadfield, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of JDH Kent LLC.

Kimberly Adams

Notary Public

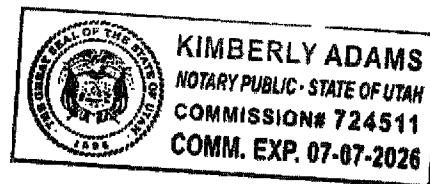


Exhibit "A"

A parcel of land being all or part of Lots 1, 3, & 4, Bushman - Felt Subdivision Plat "A" recorded August 23, 2001 as Entry Number 84740:2001 having Map # 9207 in the Office of the Utah County Recorder. Said entire parcel is located in the Southwest Quarter of Section 18, Township 5 South Range 1 West, Salt Lake Base and Meridian and is further described as follows:

Beginning at the southeast corner of Lot 3 being common to Lot 4 Bushman - Felt Plat "A", said point is on the northerly Right-of-Way for 700 South street being 820.97 feet N.89°44'02"E. and 1070.04 feet North from the South Quarter Corner of said Section 18; beginning at a curve to the left, of which the radius point lies N.02°07'59"W., a radial distance of 12.67 feet; thence Northeasterly along the arc, through a central angle of 86°30'17", a distance of 19.13 feet (Chord Bearing N.44°36'52"E. Distance of 17.36 feet); thence along a line non-tangent to said curve, N.00°04'39"E., a distance of 114.99 feet; thence N.89°59'55"W. 151.34 feet to the easterly line of Lot 2 Bushman - Felt Subdivision Plat "A"; thence N.00°04'39"E. 268.99 feet along said easterly line to the northerly line of said Lot 2; thence along said northerly line the following two (2) courses 1) West 308.81 feet; 2) southwesterly 23.52 feet along the arc of a 15.00 foot non-tangent radius curve to the left, having a central angle of 89°50'44", (chord bears S.45°06'02"W. 21.18 feet) Radius point bears S.00°01'23"W. to the easterly Right-of-Way for 1700 West Street; thence along a line non-tangent to said curve, N.00°10'40"E., a distance of 86.00 feet along said easterly Right-of-Way; thence southeasterly 16.97 feet along the arc of a 17.55 feet non-tangent radius curve to the left, having a central angle of 55°24'26", (chord bears S.56°24'39"E. 16.32 feet) Radius point bears N.61°17'34"E.; thence along a line non-tangent to said curve, S.89°58'13"E., a distance of 16.32 feet to a point of curvature to the left, thence easterly 27.38 feet along the arc of a 43.87 foot radius curve, having a central angle of 35°45'44" (chord bears N.72°08'55"E. 26.94 feet); thence N.54°16'03"E. 30.43 feet; thence N.00°06'48"E. 181.98 feet to the northerly line of said Bushman - Felt Subdivision Plat "A"; thence S.89°53'12"E. 581.84 feet along said northerly line to the Northeast Corner of said subdivision; thence along the easterly line of said subdivision the following three (3) courses 1) S.00°15'18"W. 509.43 feet; 2) N.89°47'38"W. 1.00 feet; 3) S.00°15'19"W. 156.19 feet to the northerly Right-of-Way for 700 South Street; thence N.89°53'03"W. 196.32 feet along said northerly Right-of-Way to the Point of Beginning.

Parcel Nos. 35-388-0001, 35-388-0007, 35-388-0008, 35-388-0009