

Mail Recorded Deed & Tax Notice To:
JBP Ferron, LLC
751 North 800 West
Brigham City, UT 84302

Ent 435204 Page 1 of 3
Date: 28-Aug-2024 10:06AM
Fee: \$40.00
Filed By: JS
Josie Stilson, Recorder
EMERY COUNTY CORPORATION
For: COTTONWOOD TITLE INSURANCE AGEN



File No.: 182018-KAP

SPECIAL WARRANTY DEED

RKF Ferron, LLC, a Utah limited liability company,

GRANTOR(S), of Perry, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

JBP Ferron, LLC, a Utah limited liability company as to an undivided 90.03% interest and JBP Ferron II, LLC, a Utah limited liability company as to an undivided 9.97% interest,

GRANTEE(S), of North Logan, 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 **Emery County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 01-0128-0007 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

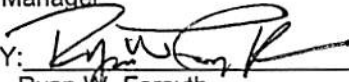
[Signature on following page]

Dated this 26th day of August, 2024.

RKF Ferron, LLC, a Utah limited liability company

BY: RKF Proeprties, LLC, a Utah limited liability company

ITS: Manager

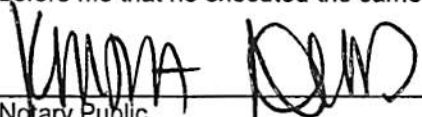
BY: 

Ryan W. Forsyth
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 26th day of August, 2024, before me, personally appeared Ryan W. Forsyth, 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 RKF Ferron, LLC, a Utah limited liability company.



Notary Public



EXHIBIT A
Legal Description

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 14, FERRON TOWNSITE SURVEY;
THENCE N.0°55'07"W. ALONG THE WEST LINE OF SAID BLOCK 14 156.45 FEET, THENCE
N.89°21'10"E. 262.91 FEET TO THE EAST LINE OF LOT 2, BLOCK 14, FERRON TOWNSITE SURVEY,
THENCE S.0°50'49"E. ALONG SAID LOT LINE 156.33 FEET TO THE SOUTHEAST CORNER OF SAID
LOT 2, THENCE S.89°22'02"W. ALONG THE SOUTH LINE OF SAID BLOCK 14 262.71 FEET TO THE
POINT OF BEGINNING.