

Ent 435381 Page 1 of 3  
Date: 25-Sep-2024 08:33AM  
Fee: \$40.00  
Filed By: JS  
Josie Stilson, Recorder  
EMERY COUNTY CORPORATION  
For: COTTONWOOD TITLE INSURANCE AGEN

Mail Recorded Deed & Tax Notice To:  
JBP Ferron, LLC  
2310 North 400 East  
North Logan, UT 84341

181257-WAP

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## WARRANTY DEED

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,

**GRANTOR(S)**, of Brigham City, State of Utah, hereby Conveys and Warrants to

JBP Ferron, LLC, a Utah limited liability company as to an undivided 79.00% interest and Pugsley Investments, LLC, a Utah limited liability company as to an undivided 21.00% interest,

**GRANTEE(S)**, of Brigham City, 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]*

### COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this 24th day of September, 2024.

JBP Ferron, LLC, a Utah limited liability company

BY: *Jacob Pugsley*  
Signed with **Stavvy**  
Jacob Pugsley  
Manager

BY: *Becky Pugsley*  
Signed with **Stavvy**  
Becky Pugsley  
Manager

JBP Ferron II, LLC, a Utah limited liability company

BY: *Jacob Pugsley*  
Signed with **Stavvy**  
Jacob Pugsley  
Manager

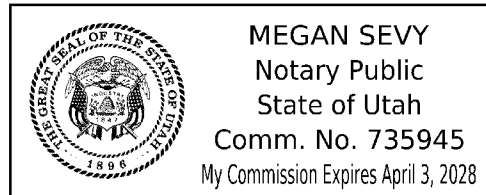
BY: *Becky Pugsley*  
Signed with **Stavvy**  
Becky Pugsley  
Manager

STATE OF UTAH

COUNTY OF DAVIS

On this 24th day of September, 2024, before me, personally appeared Jacob Pugsley and Becky Pugsley, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this document, and acknowledged before me that they executed the same on behalf of JBP Ferron, LLC, a Utah limited liability company.

*Megan Sevy*  
Signed with **Stavvy**  
Notary Public



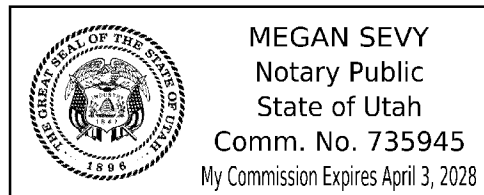
Notarized remotely via audio/video communication using Stavvy

STATE OF UTAH

COUNTY OF DAVIS

On this 24th day of September, 2024, before me, personally appeared Jacob Pugsley and Becky Pugsley, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this document, and acknowledged before me that they executed the same on behalf of JBP Ferron II, LLC, a Utah limited liability company.

*Megan Sevy*  
Signed with **Stavvy**  
Notary Public



Notarized remotely via audio/video communication using Stavvy

**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.