

Atlas Title  
File #3776

Ent 520691 Bk 1412 Pg 540 - 540  
MARCY M. MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
2022 Jun 09 03:00PM Fee: \$40.00 TC  
For: Atlas Title - Heber City  
ELECTRONICALLY RECORDED

# Warranty Deed

Grantor: Jake Fitzgerald Olsen

hereby

**CONVEY AND WARRANT**

to:

Grantee: Jaffa Lynch Investor Group, LLC

Of: *4490 North Forest Lake Drive #202, Park City, UT 84098*

**FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**  
the following described tract of land within Wasatch County, State of **UTAH** to wit:

COMMENCING SOUTH 1686.3 FEET AND WEST 557.45 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 552.25 FEET TO HIGHWAY 40; THENCE NORTH 0 DEGREES 33 MINUTES 12 SECONDS EAST ALONG SAID HIGHWAY 140.0 FEET; THENCE EAST 154.9 FEET; THENCE SOUTH 84.94 FEET; THENCE EAST 396.0 FEET; THENCE SOUTH 55.0 FEET TO THE POINT OF BEGINNING.

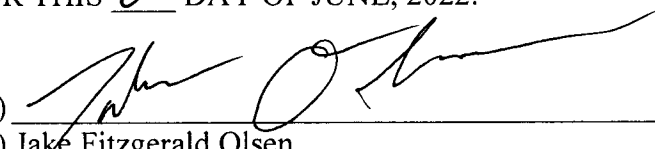
LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY COMMENCING SOUTH 1686.3 FEET AND WEST 557.45 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 396.0 FEET; THENCE NORTH 55.00 FEET; THENCE EAST 396.0 FEET; THENCE SOUTH 55.00 FEET TO THE POINT OF BEGINNING.

Tax ID No.: OWC-0623-1/Parcel No. 00-0013-2139

Together with all appurtenances thereunto belonging.

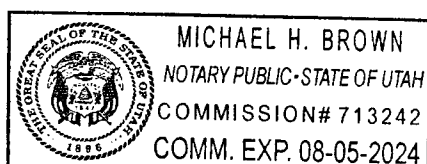
This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

WITNESS THE HAND OF SAID GRANTOR THIS 8<sup>th</sup> DAY OF JUNE, 2022.

)   
) Jake Fitzgerald Olsen  
)  
)  
)

State of Utah )  
County of Wasatch ) ss

On the 8<sup>th</sup> day of June, 2022, personally appeared before me, Jake Fitzgerald Olsen, the signers of the within instrument, who duly acknowledged to me that they executed the same.



  
NOTARY PUBLIC