

Ent 540235 Bk 1462 Pg 630-631
Date: 27-DEC-2023 1:10:38PM
Fee: \$40.00 Check Filed By: CO
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: FIRST AMERICAN TITLE INSURANCE
COMPANY

Recording Requested by:
First American Title Insurance Company
578 South State Street
Orem, UT 84058
(801)224-8676

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
TH Land, LLC
232 East State Road 35
Francis, UT 84036

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **320-6278187 (RD)**
A.P.N.: **00-0020-4495**

Bair Investments, L.L.C., a Utah limited liability company, Grantor, of **Pleasant Grove, Utah** County, State of **Utah**, hereby CONVEY AND WARRANT to

TH Land LLC, a Utah limited liability company, Grantee, of **Francis, Summit** County, State of **Utah**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Wasatch** County, State of **Utah**:

BEGINNING 50 RODS WEST OF SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE MERIDIAN; WEST 30 RODS; NORTH 13.90 CHAINS; WEST 5.54 CHAINS; NORTH 16.15 CHAINS; EAST 754.54 FEET; SOUTH 37°50' EAST 10.48 RODS MORE OR LESS; SOUTH 111.72 RODS TO BEGINNING.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for the year 2024 and thereafter.

Witness, the hand(s) of said Grantor(s), this 12/20/2023.

Bair Investments, L.L.C., a Utah limited liability company

By: Eugene Jensen
Name: Eugene Jensen
Title: Manager

STATE OF Utah)
County of Utah) ss.

On December 20, 2023, before me, the undersigned Notary Public, personally appeared **Bair Investments L.L.C. by Eugene Jensen its manager**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 2.21.2026

Racquel H. Dunn
Notary Public

