



**Prepared By Prospect Title Insurance
Agency, LLC
102162-23**

**After Recording Mail Tax Notice To:
7585 S Union Park Ave, Ste 200
Midvale, UT 84047**

Space Above This Line for Recorder's Use

WARRANTY DEED

Patriot Ridge, LLC

GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by

Jacob Ranch Marketplace, LLC, a Limited Liability Company

GRANTEE(S), of 7585 S Union Park Ave, Ste 200 Midvale, UT 84047

hereby CONVEY AND WARRANT unto said GRANTEE(S), the following lands lying in Utah County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND MADE A PART HEREOF.

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

Tax Serial No. 59-002-0186

Witness our hands on the 24th day of October, 2024

Patriot Ridge, LLC, a Limited Liability Company

By: Margaret Stoddard
Margaret Stoddard, Manager

STATE OF UTAH
COUNTY OF UTAH

On this 24 day of October, 2024, personally appeared Margaret Stoddard, Manager of Patriot Ridge, LLC, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say she is Manager of Patriot Ridge, LLC and said document was signed by her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.



Notary Public



EXHIBIT A

Property 1:
Parcel 1:

A part of the Northeast Quarter of Section 2, Township 6 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in the City of Saratoga Springs, Utah County, Utah: Beginning at the point of intersection of the Westerly line of Redwood Road as widened per that certain Special Warranty Deed recorded as Entry No. 7721:2018 in the Official Records of Utah County pursuant to Utah Department of Transportation Project No. F-0068(109)27, and the Northerly line of Parcel 1 of that certain Warranty Deed recorded as Entry No. 94233:2013 in the Official Records of Utah County, located 809.31 feet North 00°12'18" East along the East line of said Section 2; and 423.42 feet West from a 2018 Utah County Survey Brass Cap Monument found marking the East Quarter Corner of said Section 2; said East Quarter Corner bears North 00°12'20" East from a Brass Cap Monument found marking the Southeast Corner of said Section 2; and running thence South 30°00'15" East 198.95 feet along said Westerly line; thence South 59°59'45" West 438.95 feet to a point on a curve; thence Northwesterly along the arc of a 115.00 foot radius curve to the left a distance of 42.16 feet (Center bears South 81°00'08" West, Central Angle equals 21°00'23" and Long Chord bears North 19°30'03" West 41.93 feet) to a point of tangency; thence North 30°00'15" West 56.34 feet; thence South 59°59'45" West 378.77 feet to the Westerly line of said Warranty Deed; thence North 22°37'10" West 112.60 feet along said Westerly line of said Warranty Deed to the Northwest corner thereof; thence North 60°44'11" East 795.67 feet along said Northerly line of said Warranty Deed to said Westerly line of Redwood Road and the point of beginning.