



Prepared By Prospect Title Insurance  
Agency, LLC  
102165-23

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**

**Jacob Lake Hills Ranch, LLC and Aaron Mark Jacob**

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. 59-002-0171**

Witness our hands on the 23<sup>rd</sup> day of October, 2024

**Grantor:**

Jacob Lake Hills Ranch, LLC, a Utah Limited Liability Company

By: J Mark Jacob  
J Mark Jacob, Manager

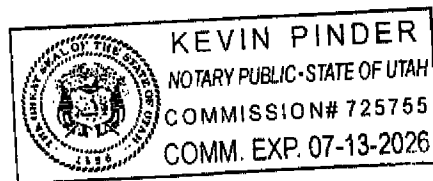
Aaron Mark Jacob  
Aaron Mark Jacob

STATE OF UTAH  
COUNTY OF UTAH

On this 23<sup>rd</sup> day of October, 2024, before me Kevin Pinder, a notary public, personally appeared J Mark Jacob, Manager of Jacob Lake Hills Ranch, LLC and Aaron Mark Jacob, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal

Kevin Pinder  
Notary Public



**EXHIBIT A****Property 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 most Easterly corner of that certain Special Warranty Deed recorded as Entry No. 66166:2021 in the Official Records of Utah County, located 1088.42 feet North  $0^{\circ}12'18''$  East along the East line of said Section 2; and 609.27 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  $0^{\circ}12'20''$  East from a Brass Cap Monument found marking the Southeast Corner of said Section 2; and running thence South  $60^{\circ}54'24''$  West 696.68 feet along the Southerly line of said Special Warranty Deed to a point on a curve; thence Northwesterly along the arc of a 881.50 foot radius curve to the right a distance of 154.18 feet (Center bears North  $78^{\circ}48'09''$  East, Central Angle equals  $10^{\circ}01'17''$  and Long Chord bears North  $6^{\circ}11'13''$  West 153.98 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 800.00 foot radius curve to the left a distance of 155.67 feet (Central Angle equals  $11^{\circ}08'S7''$  and Long Chord bears North  $6^{\circ}45'03''$  West 155.43 feet) to a point of tangency; thence North  $12^{\circ}19'32''$  West 515.46 feet to a point of curvature; thence Northwesterly along the arc of a 80.00 foot radius curve to the left a distance of 8.22 feet (Central Angle equals  $5^{\circ}53'10''$  and Long Chord bears North  $15^{\circ}16'07''$  West 8.21 feet) to the Northerly line of said Special Warranty Deed; thence along the Northerly and Easterly lines of said Special Warranty Deed the following three courses: North  $60^{\circ}54'24''$  East 397.97 feet to the most Northerly corner thereof; Southeasterly along the arc of a 2160.00 foot radius curve to the right a distance of 333.48 feet (Center bears South  $51^{\circ}42'23''$  West, Central Angle equals  $8^{\circ}50'45''$  and Long Chord bears South  $33^{\circ}52'14''$  East 333.15 feet); thence South  $29^{\circ}15'15''$  East 455.13 feet to said most Easterly corner and the point of beginning.