



**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 23rd 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 23rd 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

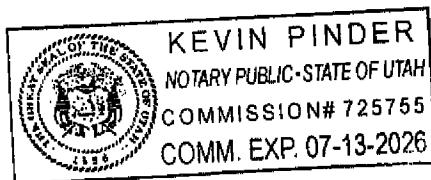


EXHIBIT A**Property 1:**

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°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°12'20" East from a Brass Cap Monument found marking the Southeast Corner of said Section 2; and running thence South 60°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°48'09" East, Central Angle equals 10°01'17" and Long Chord bears North 6°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°08'S7" and Long Chord bears North 6°45'03" West 155.43 feet) to a point of tangency; thence North 12°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°53'10" and Long Chord bears North 15°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°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°42'23" West, Central Angle equals 8°50'45" and Long Chord bears South 33°52'14" East 333.15 feet); thence South 29°15'15" East 455.13 feet to said most Easterly corner and the point of beginning.