



Prepared By Prospect Title Insurance  
Agency, LLC  
102077-23

After Recording Mail Tax Notice To:  
621 Washington St. S  
Twin Falls, ID 83301

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Calvin K Jacob Family Partnership**

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

**CJM Limited Liability Limited Partnership**

GRANTEE(S), of 621 Washington St. S Twin Falls, ID 83301

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. 59-002-0172**

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

**Grantor:**

Calvin K Jacob Family Partnership

By: J. Mark Jacob  
J Mark Jacob, Partner

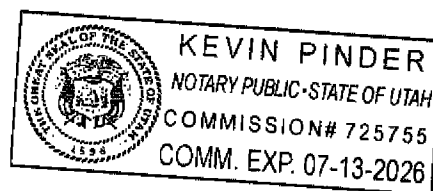
By: James C. Jacob  
James C. Jacob, Partner

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 and James C. Jacob, Partners of Calvin K Jacob Family Partnership, 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 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 0°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 0°12'20" East from a Brass Cap Monument found marking the Southeast Corner of said Section 2; and running thence South 60°44'11" West 795.67 feet along said Northerly line; thence North 22°37'10" West 151.07 feet; thence North 12°21'10" West 176.55 feet to a point of curvature; thence Northwesterly along the arc of a 881.50 foot radius curve to the right a distance of 17.77 feet (Central Angle equals 1°09'18" and Long Chord bears North 11°46'31" West 17.77 feet) to the Southerly line of that certain Special Warranty Deed recorded as Entry No. 66166:2021 in the Official Records of Utah County; thence North 60°54'24" East 466.85 feet along said Southerly line; thence South 30°00'15" East 278.50 feet; thence North 59°59'45" East 250.30 feet to said Westerly line of Redwood Road; thence South 30°00'15" East 59.30 feet along said Westerly line of Redwood Road to the intersection thereof with said Northerly line of said Warranty Deed and the point of beginning.