



Prepared By Prospect Title Insurance  
Agency, LLC  
102077-23

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**

**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

**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. 59-002-0172**

Witness our hands on the 23rd 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 2:**

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 along the Easterly and Northerly lines of said Special Warranty Deed the following three courses: North 29°15'15" West 455.13 feet to a point on a curve; Northwesterly along the arc of a 2160.00 foot radius curve to the left a distance of 333.48 feet (Center bears South 60°33'09" West, Central Angle equals 8°50'45" and Long Chord bears North 33°52'14" West 333.15 feet) to the most Northerly corner of said Special Warranty Deed; and South 60°54'24" West 397.97 feet to a point on a curve; thence Northwesterly along the arc of a 80.00 foot radius curve to the left a distance of 37.47 feet (Center bears South 71°47'18" West, Central Angle equals 26°50'07" and Long Chord bears North 31°37'45" West 37.13 feet); thence North 45°02'49" West 227.87 feet to a point on a curve; thence Northeasterly along the arc of a 346.50 foot radius curve to the right a distance of 128.63 feet (Center bears South 82°31'40" East, Central Angle equals 21°16'12" and Long Chord bears North 18°06'26" East 127.89 feet); thence North 61°15'28" West 125.00 feet along a radial line to a point on a curve; thence Northeasterly along the arc of a 471.50 foot radius curve to the right a distance of 133.37 feet (Center bears South 61°15'28" East, Central angle equals 16°12'26" and Long Chord bears North 36°50'45" East 132.93 feet) to a point of tangency; thence North 44°56'58" East 202.08 feet to 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; thence along said Westerly line of Redwood Road the following seven courses: South 45°03'02" East 404.00 feet to a point of curvature; Southeasterly along the arc of a 1240.00 foot radius curve to the right a distance of 325.64 feet (Center bears South 44°56'58" West, Central Angle equals 15°02'47" and Long Chord bears South 37°31'38" East 324.70 feet) to a point of tangency; South 30°00'15" East 206.45 feet; South 26°18'21" West 18.03 feet; South 30°00'15" East 30.00 feet; South 86°18'50" East 18.03 feet; and South 30°00'15" East 654.29 feet; thence South 55°59'45" West 250.30 feet; thence North 30°00'15" West 278.50 feet to the Southerly line of said Special Warranty Deed; thence North 60°54'24" East 229.83 feet along said Southerly line to said most Easterly corner of said Special Warranty Deed and the point of beginning.