

11888

WHEN RECORDED MAIL TAX NOTICE TO:
Shiny Shell - Cedar Hills, LLC a Utah limited liability company
10022 NORTH 4800 WEST
CEDAR HILLS, UT 84062

ENT 149145:2021 PG 1 of 4
Andrea Allen
Utah County Recorder
2021 Aug 26 03:00 PM FEE 40.00 BY IP
RECORDED FOR Artisan Title
ELECTRONICALLY RECORDED

WARRANTY DEED

DAVID JARDINE, TRUSTEE OF THE DAVID STANLEY JARDINE 101 TRUST CREATED UNDER AGREEMENT DATED JUNE 23, 2006 AND

JOHN JARDINE, TRUSTEE OF THE JOHN HAROLD JARDINE 101 TRUST CREATED UNDER AGREEMENT DATED JUNE 23, 2006 AND

RACHELLE BRADY, TRUSTEE OF THE RACHELLE ELIZABETH JARDINE 101 TRUST CREATED UNDER AGREEMENT DATED JUNE 23, 2006

Grantor,

of CEDAR HILLS , County of UTAH , State of Utah
hereby CONVEY and WARRANTS to

Shiny Shell - Cedar Hills, LLC a Utah limited liability company

Grantee,

of CEDAR HILLS , County of UTAH , State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of UT, to-wit

See Attached Exhibit "A"

51-569-0001

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this 26th day of August , 2021

David Jardine Trustee
David Jardine, Trustee of the David Stanley Jardine 101 Trust created under agreement dated June 23, 2006

John Jardine Trustee
John Jardine, Trustee of the John Harold Jardine 101 Trust created under agreement dated June 23, 2006

Rachelle E. Jardine Trustee
Rachelle Brady, Trustee of the Rachelle Elizabeth Jardine 101 Trust created under agreement dated June 23, 2006

STATE OF COLORADO)
COUNTY OF Denver) :ss

On the 19th day of August, 2021, personally appeared before me John Jardine, Trustee of the John Harold Jardine 101 Trust created under agreement dated June 23, 2006, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

KEIRA M. RAWLINGS
Notary Public
State of Colorado
Notary ID # 19874068106
My Commission Expires 09-15-2025

Keira M. Rawlings
Notary Public

STATE OF UTAH)
COUNTY OF Utah) :ss

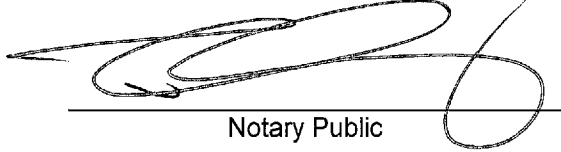
On the U day of August, 2021, personally appeared before me David Jardine, Trustee of the David Stanley Jardine 101 Trust created under agreement dated June 23, 2006 , the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

DAVID DELAHUNTY
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 715838
COMM. EXP. 01-09-2025

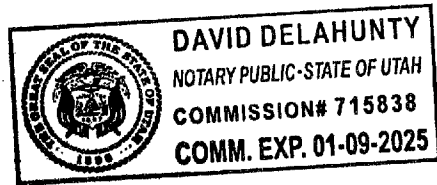
David Delahunty
Notary Public

STATE OF UTAH)
 :SS
COUNTY OF Utah)

On the 20th day of August, 2021, personally appeared before me Rachelle Brady, Trustee of the Rachelle Elizabeth Jardine 101 Trust created under agreement dated June 23, 2006, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public



Parcel 1:

LOT 2, PLAT 'B' RINEHART LAND, according to the official plat thereof on file and of record in the Utah County Records Office.

Parcel 2:

LOT 3, PLAT 'B' RINEHART LAND, according to the official plat thereof on file and of record in the Utah County Records Office.

When Recorded return to:
ARTISAN TITLE INSURANCE AGENCY, INC
6330 South 3000 East #670
Cottonwood Heights UT 84121

ENT 7092:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Jan 18 10:07 AM FEE 40.00 BY MG
RECORDED FOR Artisan Title
ELECTRONICALLY RECORDED

File # 11888

Affidavit of Correction to Warranty Deed

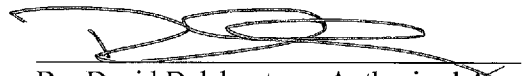
The undersigned David Delahunty, Authorized Agent of ARTISAN TITLE INSURANCE AGENCY, INC Hereby state as follows:

1. I am a resident of Salt Lake County, State of Utah, over the age of twenty-one years and in all respects am competent to testify to the matters contained herein.
2. I am a Title Officer for ARTISAN TITLE INSURANCE AGENCY, INC and in that capacity I am duly authorized to execute this Affidavit.
3. The Warranty Deed was recorded on August 26, 2021 as Entry No. 149145:2021.
4. The Warranty Deed contained an error in the Legal Description
5. The Warranty Deed is corrected to read as follows:

"See Exhibit "A" attached hereto and by this reference made a part thereof."

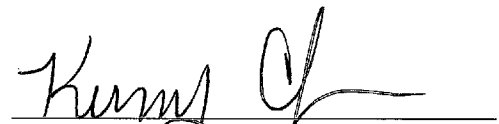
Dated the 18th day of January 2022.

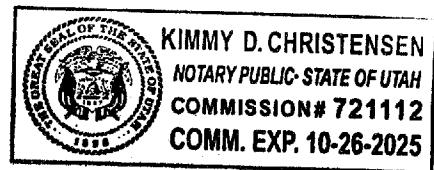
ARTISAN TITLE INSURANCE AGENCY,
INC


By: David Delahunty --- Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me the 18th day of January 2022., by David Delahunty, Authorized Agent of ARTISAN TITLE INSURANCE AGENCY, INC


NOTARY PUBLIC



Parcel 1:

Lot 2, PLAT "B" RHINEHART LAND SUVDIVISION, according to the official plat thereof on file and of record in the Utah County Recorders Office.

Tax ID # 51-569-0002

Parcel 1:

Lot 3, PLAT "B" RHINEHART LAND SUVDIVISION, according to the official plat thereof on file and of record in the Utah County Recorders Office.

Tax ID # 51-569-0003