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09/16/2015 11:10 AM \$22.00  
Book - 10361 Pg - 8607-8610  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
HATCH, JAMES & DODGE  
10 W BROADWAY STE 400  
SLC UT 84101  
BY: TUA, DEPUTY - MA 4 P.

Send tax notices to:

When recorded, mail to:  
Phillip J. Russell  
HATCH, JAMES & DODGE, P.C.  
10 W. Broadway, Suite 400  
Salt Lake City, UT 84101

Parcel ID No.: 32-14-400-006

**CORRECTION SPECIAL WARRANTY DEED**

Jemco Properties, L.C. (“Grantor”), hereby conveys and warrants against all claiming by, through or under it, to:

- Elaine Mascaro, an undivided: 34.236% interest;
- Clayton J. Mascaro, an undivided: 10.411% interest;
- ✓Peggy Lee Christensen, an undivided: 10.411% interest;
- ✓Christine Oleen, an undivided: 10.411% interest;
- ✓Daniel B. Mascaro, an undivided: 12.232% interest;
- ✓Leland J. Mascaro, an undivided: 12.232% interest;
- ✓Mark F. James, an undivided: 7.067% interest; and
- ✓Phillip J. Russell, an undivided: 3.000% interest

(each individually a “Grantee” and collectively the “Grantees”), with each Grantee owning the percentage of the property indicated above, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the foregoing undivided interests in and to the following described tract of land in Salt Lake County, State of Utah (the “Property”):

See Attached Exhibit “A”

Subject to permitted exceptions disclosed on Exhibit “B”

subject to all matters of record, and warrants the same against defects in title by, through, and under Grantor. Grantor does hereby covenant to and with Grantees that it is the owner in fee simple of the Property and that it will warrant and defend the property unto Grantees and its/their successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

This Correction Special Warranty Deed is executed and delivered and is intended to clarify/correct that certain Special Warranty Deed recorded on April 22, 2015 as Entry No. 12035195 in the office of the Salt Lake County, Utah Recorder (the “Original Deed”), in which the original Grantee appeared as Jemco Properties, L.C. whereas the Property at that time was

titled in the name of Jemco, L.C. (see Special Warranty Deed recorded on December 31, 2014 as Entry No. 11970094 in the office of the Salt Lake County, Utah Recorder). This Correction Special Warranty Deed relates back to the date of the Original Deed.

WITNESS the hand of said Grantor, this 20 day of August 2015.

GRANTOR:

JEMCO PROPERTIES, L.C.

By: Elaine Mascaro  
Elaine Mascaro

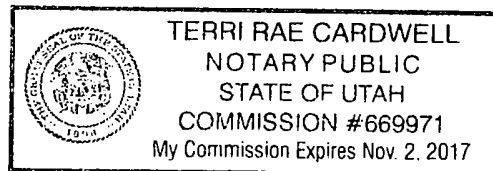
Clayton Mascaro  
Clayton Mascaro

Its: Managers

STATE OF UTAH )  
 ) ss:  
County of Salt Lake )

On the 20 day of August, 2015, personally appeared before me, Elaine Mascaro and Clayton Mascaro, the signors of the foregoing instrument, who duly acknowledged to me that they are the Managers of JEMCO PROPERTIES, L.C., a Utah limited liability company, and are authorized to execute the foregoing document in its behalf and that they executed it in such capacity.

Terri Rae Cardwell  
Notary Public



**EXHIBIT "A"**  
Legal Description

A part of the Southeast Quarter of Section 15, Township 4 South, Range 2 West, Salt Lake Base and Meridian Survey, in Salt Lake County, Utah:

Beginning at a point on the Section Line 26.40 feet South 89°50'43" East along said Section Line from the South Quarter Corner of Said Section 15; and running thence North 40°53'59" East 1010.79 feet; thence North 7°33'02" West 765.74 feet; thence North 83°02'38" East 721.080 feet; thence South 28°36'44" East 958.54 feet; thence South 37°35'27" East 547.62 feet; thence South 13°02'51" East 349.97 feet to the Section Line; thence North 89°50'43" West 2149.76 feet along said Section Line to the point of beginning.

**EXHIBIT "B"**  
**Permitted Exceptions**

Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

Reservation of mineral rights, etc., as reserved in instrument, recorded March 3, 1948, as Entry No. 1112747, in Book 592, at page 660, also a Notice of Marketable Record Title, recorded January 12, 1965, as Entry No. 2053747, in Book 2280, at Page 421, of Official Records.

Any easements and/or rights of way for the water distribution system and appurtenances of the Rose Creek Irrigation Company and/or the State of Utah Board of Water Resources, as the same may be found to intersect the herein described property, as disclosed by mesne instruments of record, including that certain Easement To Use Distribution System recorded August 24, 1971, as Entry No. 2405221, in Book 2990, at page 675, of Official Records. (Exact location not defined)

**EASEMENT AND CONDITIONS CONTAINED THEREIN:**

Grantor: The Rose Creek Irrigation Company

Grantee: Water and Power Board

Dated: September 10, 1962

Recorded: August 24, 1971 Entry No.: 2405222

Book/Page: 2990/876

The following reservation and exception contained in that certain Special Warranty Deed recorded December 31, 1987, as Entry No. 4570240 in Book 5993, at Page 1370, of Official Records, wherein the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole is Grantor to wit: "The Grantor specifically reserves and excepts unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy on, in or under the above-described land."

Any easements and/or rights of way for the water distribution system and appurtenances of the Rose Creek Irrigation Company and/or the State of Utah Board of Water Resources, as the same may be found to intersect the herein described property, as disclosed by mesne instruments of record, including that certain Easement To Use Distribution System recorded October 28, 1999, as Entry No. 7500058, in Book 8319, at page 1430, of Official Records. (Exact location not defined)

The terms and provisions of the "Farmland Assessment Act of 1969" in Title 59, Chapter 2, Part 5 of the Utah Code, and amendments thereof, disclosed by that certain Application for Taxation of Agricultural Land, dated August 30, 2006, and recorded September 14, 2006, as Entry No. 9844945, in Book 9351, at page 104, of Official Records, which, in part, provides for the right of Salt Lake County to reassess said property for previous years and the collection of additional taxes resulting from any such reassessment.