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RETURN TO/GRANTEE'S ADDRESS:
ELAINE MASCARO, TRUSTEE OF
THE ELAINE MASCARO FAMILY TRUST
7533 W JEM CIRCLE
HERRIMAN, UTAH 84096

12281559
05/18/2016 10:58 AM \$14.00
Book - 10432 Pg - 2114-2116
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
KYLE H BARRICK
5295 S COMMERCE DR STE 220
MURRAY UT 84107
BY: TRA, DEPUTY - MA 3 P.

PARCEL I.D. 32-15-400-006

SPECIAL WARRANTY DEED

ELAINE MASCARO, of Herriman, County of Salt Lake, State of Utah, Grantor, hereby CONVEYS AND WARRANTS, to the extent provided below, but not otherwise, to ELAINE MASCARO, or her successors, as Trustee of **THE ELAINE MASCARO FAMILY TRUST**, dated the 3rd day of May, 2016, of Herriman, County of Salt Lake, State of Utah, Grantee, for the sum of Ten Dollars, and other good and valuable consideration, the real property in Salt Lake County, State of Utah, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO PERMITTED EXCEPTIONS DISCLOSED ON EXHIBIT "B"

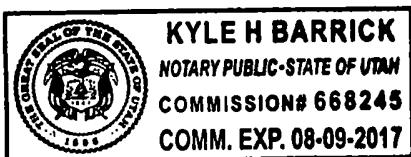
The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which was insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hand of said Grantor this 3rd day of May, 2016.

Elaine Mascaro
ELAINE MASCARO

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 3rd day of May, 2016, by ELAINE MASCARO.



Kyle H. Barrick
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.