

PREPARED BY AND WHEN  
RECORDED RETURN TO:

Bennett Tueller Johnson & Deere, LLC  
Jeffrey E. Matson  
3165 East Millrock Drive, Suite 500  
Salt Lake City, Utah 84121

12482990  
2/23/2017 2:39:00 PM \$14.00  
Book - 10532 Pg - 3538-3539  
Gary W. Ott  
Recorder, Salt Lake County, UT  
PREMIUM TITLE & ESCROW  
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

Renee P. Crane Family Trust/JFRG Bluffdale, LLC

THIS INSTRUMENT is executed as of the 22<sup>nd</sup> day of February 2017, by Colleen Schmidt, Successor Trustee of The Renee P. Crane Family Trust dated the 26<sup>th</sup> day of April, 2000 ("Grantor"), whose address is c/o Colleen Schmidt, Successor Trustee, 1292 Meadow Ridge Lane, South Jordan, UT 84095, in favor of JFRG Bluffdale, LLC, a Utah limited liability company ("Grantee"), whose address is 9450 South, Redwood Road, South Jordan, Utah 84095.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee certain real property located in Salt Lake County, Utah, described as follows:

See Exhibit A, attached hereto and incorporated herein by this reference

For information only: Tax Parcel No. 33-04-401-009

TOGETHER WITH all buildings, other structures, landscaping, parking lots and walkways on, and fixtures attached to, such land (including, without limitation, plumbing, electrical, heating, ventilating, air-conditioning and other lines and systems) and other physical improvements located on or affixed to such land, and all appurtenant easements and rights-of-way and all other appurtenances in any way appertaining to such land.

SUBJECT TO: current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity.

GRANTOR has executed this instrument in favor of Grantee on the date set forth below, to be effective as of the date first set forth above.

GRANTOR: THE RENEE P. CRANE FAMILY TRUST  
dated the 26<sup>th</sup> day of April, 2000

By Colleen Schmidt  
Colleen Schmidt, Successor Trustee

State of Utah)

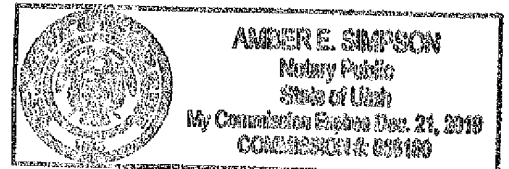
) ss.

County of Salt Lake)

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of February, 2017, by Colleen Schmidt, the Successor Trustee of The Renee P. Crane Family Trust dated the 26<sup>th</sup> day of April, 2000.



Amber E. Simpson  
Notary Public



My Commission Expires:

Residing at:

Dec - 21, 2019

Salt Lake

Error! Unknown document property name.

EXHIBIT A

LEGAL DESCRIPTION

Commencing at a point 17.15 rods South of the Center of Section 4, Township 4 South, Range 1 West, Salt Lake Meridian; and running thence East 70 rods, more or less to the Utah & Salt Lake Canal; thence South along said canal, 17.15 rods; thence West 70 rods to the center section line; thence North 17.15 rods to the point of Commencement.

EXCEPTING THEREFROM that portion conveyed to the UTAH DEPARTMENT OF TRANSPORTATION by various deeds of record.

EXCEPTING THEREFROM that portion lying within 2700 West Street.

ALSO, EXCEPTING THEREFROM that portion conveyed to The City of Bluffdale, a Utah municipal corporation, pursuant to the Special Warranty Deed recorded October 23, 2014 as Entry No. 11934037 of the Official Records of the Salt Lake County Recorder, and more particularly described as follows:

A Parcel of Land Situate in the Southeast Quarter of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Being a Portion of an Entire Tract of Land Defined in That Certain Special Warranty Deed Recorded April 26, 2000 as Entry No. 7625560, Being More

Particularly Described as Follows: Beginning at the Southwest Corner of Said Entire Tract, Said Point Being South along the Quarter Section Line 282.98 Feet and East 42.18 Feet and South 00°01'41" East 282.98 Feet from the Center of Said Section 4, Thence North 00°01'41" West 183.81 Feet Coincident with the Westerly Boundary Line of Said Entire Tract; Thence East 1.78 Feet; Thence South 183.81 Feet to a Point on the Southerly Boundary Line of Said Entire Tract; Thence West 1.69 Feet Coincident with the Southerly Boundary Line of Said Entire Tract to the Point of Beginning.

ALSO, EXCEPTING THEREFROM that portion conveyed to The City of Bluffdale, a Utah municipal corporation, pursuant to that certain Quit Claim Deed recorded October 23, 2014 as Entry No. 1193403 of the Official Records of the Salt Lake County Recorder, and more particularly described as follows:

A Parcel of Land Situate in the Southeast Quarter of Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Being More Particularly Described as Follows: Beginning at the Southwest Corner of an Entire Tract of Land Defined in That Certain Special Warranty Deed Recorded April 26, 2000 as Entry No. 7625560, Said Point Being South along the Quarter Section Line 282.98 Feet and East 42.18 Feet and South 00°01'41" East 282.98 Feet from the Center of Said Section 4, Thence East 1.69 Feet Coincident with the Southerly Boundary Line of Said Entire Tract; Thence South 6.23 Feet More or less to a Point on the Northerly Boundary Line of a Parcel of Land Defined in That Certain Warranty Deed Recorded December 31, 1979 as Entry No. 3383698; Thence West 1.68 Feet Coincident with Said Northerly Boundary Line; Thence North 00°01'41" West 6.23 Feet More or less to the Point of Beginning.

Tax Parcel Number: 33-04-401-009

Located at: 13851 South 2700 West  
Bluffdale, Utah 84065