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ADAM GARDINER  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 13 P.

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

GARDNER JORDAN BLUFFS, L.C.  
GARDNER JORDAN BLUFFS RESIDENTIAL, L.C  
c/o KC Gardner Company, L.C.  
201 South Main Street, Suite 2000  
Salt Lake City, UT 84111  
*NCS-643870-ai*

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED (this "Deed"), is made as of the 16<sup>th</sup> day of November, 2017, by SK Gordon Developments, L.L.C., a Utah limited liability company, Heart Mountain L.C., a Utah limited liability company, Beaver Creek L.C., a Utah limited liability company, MMBI, LLC, a Utah limited liability company, Clearwing LC, a Utah limited liability company, JB Asset Capped, LLC, a Utah limited liability company, Martin Houck, Trustee of The Chavez-Houck Family Trust dated 1/1/1993, and Agate LLC, a Utah limited liability company, Willow Canyon Foundation, a charitable trust dated June 1, 2016, (the "Grantor") in favor of GARDNER JORDAN BLUFFS, L.C., a Utah limited liability company (the "Commercial Grantee") and GARDNER JORDAN BLUFFS RESIDENTIAL, L.C., a Utah limited liability company (the "Residential Grantee").

For and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor, as the owner of 100% of the parcels described below, does, by this Deed, CONVEY AND WARRANT to:

The Residential Grantee, against all claiming by, through or under Grantor, that certain real property situated in Midvale City, Salt Lake County, Utah more particularly described in Exhibit "A" attached hereto, subject to matters of record as of the date hereof; and

The Commercial Grantee, against all claiming by, through or under Grantor, that certain real property situated in Midvale City, Salt Lake County, Utah more particularly described in Exhibit "B" attached hereto, subject to matters of record as of the date hereof.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be duly executed as of the date first above written.

[Signatures on subsequent pages]

**SK GORDON DEVELOPMENTS, L.L.C.,**  
a Utah limited liability company

By: Scot Gordon

Name: SCOT GORDON

Its: MGR

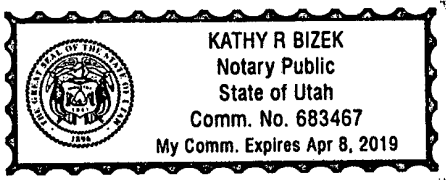
STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

On this 17<sup>th</sup> day of November, 2017, personally appeared before me Scot Gordon, who being duly sworn, did say that he/she is the manager of **SK Gordon Developments, L.L.C.**, a Utah limited liability company, and that the foregoing Special Warranty Deed was signed on behalf of **SK Gordon Developments, L.L.C.**

Kathy R Bizek


NOTARY PUBLIC  
Residing in Salt Lake County

[SEAL]



**HEART MOUNTAIN L.C.,**  
a Utah limited liability company

By: Sundial, LC  
Its: Manager

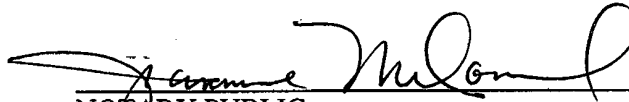
By:   
Name: Joel Kester  
Its: Manager

STATE OF UTAH )

:SS.

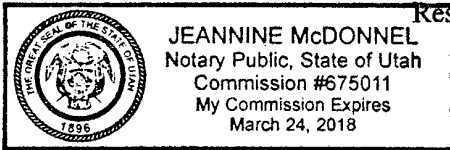
COUNTY OF Salt Lake )

On this 14<sup>th</sup> day of November, 2017, personally appeared before me **Joel Kester, who being duly sworn, did say that he is the as Manager of Sundial, LC, the Manager of HEART MOUNTAIN L.C.,** a Utah limited liability company, and that the foregoing Special Warranty Deed was signed on behalf of **Heart Mountain, L.C.**




NOTARY PUBLIC  
Residing in Salt Lake County

[SEAL]



**BEAVER CREEK L.C.,**  
a Utah limited liability company

By: Sundial, LC  
Its: Manager

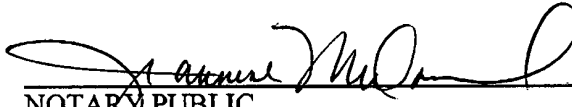
By:   
Name: Joel Kester  
Its: Manager

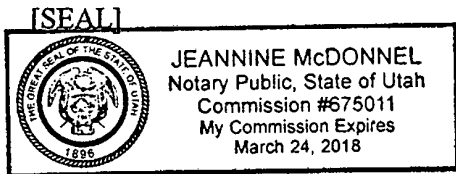
STATE OF UTAH            )

:ss.

COUNTY OF Salt Lake)

On this 14<sup>th</sup> day of November, 2017, personally appeared before me Joel Kester, who being duly sworn, did say that he is the as Manager of Sundial, LC, the Manager of BEAVER CREEK L.C., a Utah limited liability company, and that the foregoing Special Warranty Deed was signed on behalf of Beaver Creek, L.C.

  
NOTARY PUBLIC  
Residing in Salt Lake County



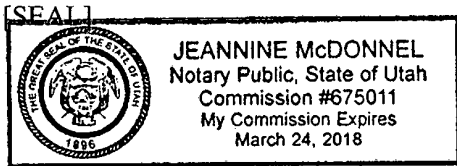
MMBI, LLC,  
a Utah limited liability company

By: [Signature]  
Name: Darrell K. Back  
Its: Manager

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

On this 8<sup>th</sup> day of November, 2017, personally appeared before me Darrell K. Back who being duly sworn, did say that he/she is the manager of MMBI, LLC, a Utah limited liability company, and that the foregoing Special Warranty Deed was signed on behalf of MMBI, LLC.

[Signature]  
NOTARY PUBLIC  
Residing in Salt Lake County



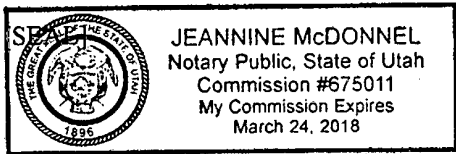
CLEARWING LC,  
a Utah limited liability company

By: [Signature]  
Name: Joel Kester  
Its: manager

STATE OF UTAH                    )  
  : ss.  
COUNTY OF UTAH    )

On this 14<sup>th</sup> day of November, 2017, personally appeared before me Joel Kester,  
who being duly sworn, did say that he/she is the Manager of Clearwing LC, a Utah  
limited liability company, and that the foregoing Special Warranty Deed was signed on behalf of MMBI  
Clearwing LC.

[Signature]  
NOTARY PUBLIC  
Residing in Salt Lake County



**JB ASSET CAPPED, LLC,**  
a Utah limited liability company

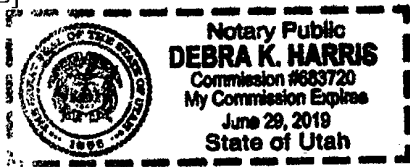
By: J. Kelly Klein  
Name: J KELLY KLEIN  
Its: MANAGER

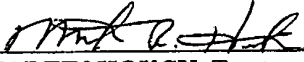
STATE OF UTAH                    )  
  : ss.  
COUNTY OF WASHINGTON )

On this 13<sup>th</sup> day of November, 2017, personally appeared before me J. Kelly Klein, who being duly sworn, did say that he/she is the Manager of **JB Asset Capped, LLC**, a Utah limited liability company, and that the foregoing Special Warranty Deed was signed on behalf of **JB Asset Capped, LLC**.

Debra K. Harris  
NOTARY PUBLIC  
Residing in Salt Lake County

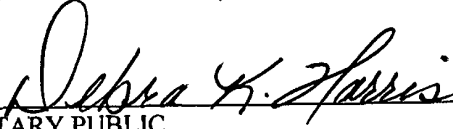
[SEAL]



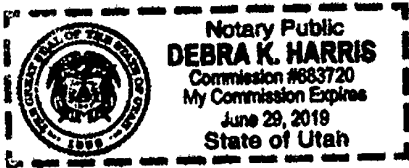
  
\_\_\_\_\_  
**MARTIN HOUCK**, Trustee of  
The Chavez-Houck Family Trust dated 1/1/1993

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

On this 15<sup>th</sup> day of November, 2017, personally appeared before me **Martin Houck**, who being duly sworn, did say that he is a Trustee of The Chavez-Houck Family Trust dated 1/1/1993, and that the foregoing Special Warranty Deed was signed on behalf of **Martin Houck**, Trustee of The Chavez-Houck Family Trust dated 1/1/1993.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing in Salt Lake County

[SEAL]





AGATE LLC,  
a Utah limited liability company

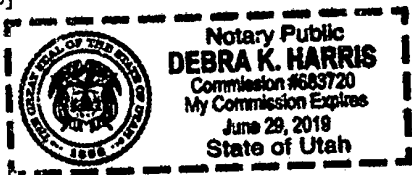
By: Martin R. Houck  
Name: Martin R. Houck  
Its: managing member

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

On this 15<sup>th</sup> day of November, 2017, personally appeared before me Martin R. Houck who being duly sworn, did say that he/she is the Managing Member of Agate LLC, a Utah limited liability company, and that the foregoing Special Warranty Deed was signed on behalf of Agate LLC.

Debra K. Harris  
NOTARY PUBLIC  
Residing in Salt Lake County

[SEAL]



**WILLOW CANYON FOUNDATION,  
a charitable trust**

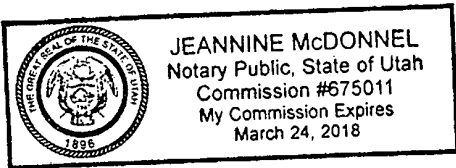
By: *J Kester*  
Name: *Joel Kester*  
Its: *Trustee*

STATE OF UTAH                    )  
  : ss.  
COUNTY OF UTAH    )

On this *14<sup>th</sup>* day of November, 2017, personally appeared before me *Joel Kester*, who being duly sworn, did say that he/she is the *Trustee* of **WILLOW CANYON FOUNDATION, a charitable trust**, and that the foregoing Special Warranty Deed was signed on behalf of said entity.

*Jeannine McDonnell*  
NOTARY PUBLIC  
Residing in Salt Lake County

[SEAL]



## Exhibit "A"

### Legal Description

Real property in the City of Midvale, County of Salt Lake, State of Utah, described as follows:

PARCEL 1:

Proposed Lot 1 Jordan Bluffs Subdivision, described as follows:

Beginning at a point on the Section line being South 00°12'34" West 1546.58 feet along the Section line from the Northeast Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°12'34" West 555.63 feet along the section line;  
thence South 87°46'28" West 182.08 feet;  
thence Southwesterly 34.57 feet along the arc of a 535.00 foot radius curve to the left (center bears South 02°13'32" East and the chord bears South 85°55'23" West 34.57 feet with a central angle of 03°42'10");  
thence South 84°04'18" West 217.54 feet;  
thence Southwesterly 30.05 feet along the arc of a 465.00 foot radius curve to the right (center bears North 05°55'42" West and the chord bears South 85°55'23" West 30.05 feet with a central angle of 03°42'10");  
thence South 87°46'28" West 151.42 feet;  
thence South 87°46'28" West 724.49 feet;  
thence Northwesterly 27.50 feet along the arc of a 17.50 foot radius curve to the right (center bears North 02°13'32" West and the chord bears North 47°12'24" West 24.76 feet with a central angle of 90°02'17");  
thence North 02°11'16" West 894.78 feet;  
thence Northwesterly 202.98 feet along the arc of a 841.00 foot radius curve to the left (center bears South 87°48'44" West and the chord bears North 09°06'07" West 202.48 feet with a central angle of 13°49'42");  
thence North 16°00'58" West 253.77 feet;  
thence Northerly 399.90 feet along the arc of a 759.00 foot radius curve to the right (center bears North 73°59'02" East and the chord bears North 00°55'19" West 395.29 feet with a central angle of 30°11'16");  
thence North 14°10'19" East 165.04 feet;  
thence Northeasterly 271.58 feet along the arc of a 846.00 foot radius curve to the left (center bears North 75°49'41" West and the chord bears North 04°58'31" East 270.42 feet with a central angle of 18°23'35");  
thence North 04°13'16" West 170.59 feet;  
thence North 40°23'21" East 42.72 feet to the south line of 7800 South;  
thence North 84°59'59" East 301.21 feet along 7800 South;  
thence South 00°17'44" East 412.35 feet;  
thence North 89°51'10" East 152.07 feet;  
thence South 00°22'38" East 153.75 feet;  
thence South 89°51'10" West 67.00 feet;  
thence South 00°22'38" East 145.00 feet;  
thence North 89°51'10" East 13.37 feet;  
thence South 00°39'00" East 178.80 feet;  
thence North 89°40'06" East 234.95 feet;  
thence South 00°22'30" East 562.48 feet;  
thence South 87°09'51" West 61.15 feet;  
thence South 01°34'34" East 118.60 feet;  
thence South 44°57'24" East 294.72 feet;  
thence South 89°39'38" East 628.13 feet to the point of beginning.

## Exhibit "B"

PARCEL 2:

Proposed Lot 2 Jordan Bluffs Subdivision, described as follows:

Beginning at a point on the Section line being South 00°12'34" West 2102.21 feet along the Section line from the Northeast Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 00°12'34" West 79.62 feet along the section line;  
thence South 77°21'33" West 407.54 feet;  
thence South 39°54'40" East 125.53 feet;  
thence South 12°21'11" East 52.85 feet;  
thence South 08°28'42" West 112.58 feet;  
thence South 02°50'06" East 70.43 feet;  
thence South 14°03'34" East 230.09 feet;  
thence South 03°23'34" East 140.14 feet;  
thence South 20°38'28" East 50.85 feet;  
thence South 58°43'52" East 280.30 feet to section line;  
thence South 00°29'40" East 1,803.42 feet along said section line;  
thence North 65°55'16" West 317.16 feet;  
thence South 24°04'44" West 75.08 feet;  
thence North 59°54'19" West 55.73 feet;  
thence South 23°47'27" West 47.77 feet;  
thence South 38°00'44" West 59.69 feet;  
thence North 75°55'41" West 171.55 feet;  
thence North 35°42'23" West 85.29 feet;  
thence North 18°07'28" West 98.62 feet;  
thence North 20°33'59" West 64.11 feet;  
thence North 80°30'01" West 105.53 feet;  
thence South 88°37'38" West 1,286.49 feet;  
thence North 24°58'40" West 838.81 feet;  
thence Northwesterly 1,395.88 feet along the arc of a 4,000.00 foot radius curve to the right (center bears North 65°01'20" East and the chord bears North 14°58'50" West 1,388.81 feet with a central angle of 19°59'40") along the east bank of said Jordan River;  
thence North 05°00'36" West 1,109.12 feet along the east bank of said Jordan River;  
thence North 07°17'20" East 282.82 feet along the east bank of said Jordan River;  
thence North 03°53'39" East 154.63 feet along the east bank of said Jordan River;  
thence North 124.58 feet along the east bank of said Jordan River;  
thence North 47°59'09" West 30.66 feet along the east bank of said Jordan River;  
thence North 37°43'31" West 42.50 feet along the east bank of said Jordan River;  
thence North 05°35'12" West 145.43 feet along the east bank of said Jordan River;  
thence North 15°41'49" West 136.97 feet along the east bank of said Jordan River;  
thence North 28°15'14" West 307.98 feet along the east bank of said Jordan River;  
thence North 04°52'14" West 66.01 feet along the east bank of said Jordan River;  
thence North 05°54'45" East 189.03 feet along the east bank of said Jordan River to the south line of 7800 South;  
thence North 74°43'59" East 64.19 feet along 7800 South;  
thence North 81°38'00" East 249.51 feet along 7800 South;  
thence North 74°46'34" East 146.30 feet along 7800 South;  
thence Northeasterly 195.95 feet along the arc of a 4,829.15 foot radius curve to the right (center bears South 15°12'57" East and the chord bears North 75°56'48" East 195.94 feet with a central angle of 02°19'30") along 7800 South;

thence North 59°42'12" East 103.69 feet along 7800 South;  
thence Northeasterly 494.28 feet along the arc of a 4,861.15 foot radius curve to the right (center bears South 11°49'30" East and the chord bears North 81°05'17" East 494.07 feet with a central angle of 05°49'33") along 7800 South;  
thence South 81°32'25" East 102.50 feet along 7800 South;  
thence North 85°15'24" East 147.80 feet along 7800 South;  
thence North 77°33'30" East 153.21 feet along 7800 South;  
thence North 84°59'59" East 25.96 feet along 7800 South;  
thence South 40°23'21" West 42.72 feet;  
thence South 04°13'16" East 170.59 feet;  
thence Southwesterly 271.58 feet along the arc of a 846.00 foot radius curve to the right (center bears South 85°46'44" West and the chord bears South 04°58'31" West 270.42 feet with a central angle of 18°23'35");  
thence South 14°10'19" West 165.04 feet;  
thence Southerly 399.90 feet along the arc of a 759.00 foot radius curve to the left (center bears South 75°49'41" East and the chord bears South 00°55'19" East 395.29 feet with a central angle of 30°11'16");  
thence South 16°00'58" East 253.77 feet;  
thence Southeasterly 202.98 feet along the arc of a 841.00 foot radius curve to the right (center bears South 73°59'02" West and the chord bears South 09°06'07" East 202.48 feet with a central angle of 13°49'42");  
thence South 02°11'16" East 894.78 feet;  
thence Southeasterly 27.50 feet along the arc of a 17.50 foot radius curve to the left (center bears North 87°48'44" East and the chord bears South 47°12'24" East 24.76 feet with a central angle of 90°02'17");  
thence North 87°46'28" East 724.49 feet;  
thence North 87°46'28" East 151.42 feet;  
thence Northeasterly 30.05 feet along the arc of a 465.00 foot radius curve to the left (center bears North 02°13'32" West and the chord bears North 85°55'23" East 30.05 feet with a central angle of 03°42'10");  
thence North 84°04'18" East 217.54 feet;  
thence Northeasterly 34.57 feet along the arc of a 535.00 foot radius curve to the right (center bears South 05°55'42" East and the chord bears North 85°55'23" East 34.57 feet with a central angle of 03°42'10");  
thence North 87°46'28" East 182.08 feet to the point of beginning.

APN: 21-35-400-016-0000 and 21-35-400-017-4001 and 21-35-400-017-4002