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Book - 10476 Pg - 3037-3039
Gary W. Ott
Recorder, Salt Lake County, UT
JONES WALDO HOLBROOK MCDONOUGH
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested by and
when recorded return to:

Vicky R. Jones
PO Box 1068
Pendleton, OR 97801

APN: 26-10-400-001, 26-10-300-003

SPECIAL WARRANTY DEED

Vicky R. Jones, Trustee of the R. LaMar and Vicky R. Jones Revocable Living Trust U/A/D February 25, 2016, does hereby convey and warrant against all who claim by, through, or under the Grantor to Vicky R. Jones, Trustee of the R. LaMar Jones Decedent's Share Trust ("Grantee"), of PO Box 1068, Pendleton, OR 97801, for the sum of Ten Dollars and other good and valuable consideration, the following-described tract of land in Salt Lake County, State of Utah (the "Real Property"):

See Exhibit A

Together with Grantor's right title and interest (if any) in (i) the improvements located thereon, (ii) all rights, title, and interest in and to privileges, easements, hereditaments appurtenant to said real property, including, without limitation, all development rights, appurtenant water rights, easements, rights-of-way, and rights of access, and all licenses, permits, entitlements, warranties and governmental approvals which are appurtenant to or benefit the Real Property.

WITNESS, the hands of said Grantor this Sept day of 7, 2016.

The R. LaMar and Vicky R. Jones Revocable
Living Trust U/A/D February 25, 2016

By: Vicky R. Jones Trustee
Vicky R. Jones, Trustee

STATE OF OREGON)
 : ss.
COUNTY OF UMATILLA)

On the 7th day of September, 2016 personally appeared before me Vicky R. Jones, who duly acknowledged to me that she executed the foregoing instrument as Trustee of the R. LaMar and Vicky R. Jones Revocable Living Trust U/A/D February 25, 2016.

Heather L. Guthrie
Notary Public



Exhibit A

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

PARCEL 1:

THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

ALSO, COMMENCING AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 232 FEET, MORE OR LESS, TO THE CENTER LINE OF THE RIGHT-OF-WAY DEEDED TO THE STATE ROAD COMMISSION OF UTAH BY THE DESCRIBED RIGHT-OF-WAY DEED; THENCE ALONG SAID CENTER LINE NORTH 7°33'30" EAST TO A POINT WHERE THE SAID CENTER LINE INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE ALONG THE EAST LINE OF SAID SECTION 9 SOUTH TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THAT PORTION LYING WITHIN THE BOUNDS OF STATE ROAD UT-111.

ALSO LESS AND EXCEPTING THAT PORTION CONVEYED TO SALT LAKE COUNTY WATER CONSERVANCY DISTRICT, A BODY POLITIC, BY WARRANTY DEED RECORDED DECEMBER 30, 1975 AS ENTRY NO. 2773112 IN BOOK 4066 AT PAGE 225 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY.

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 10, 558.00 FEET NORTH 89°51'46" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 10, RUNNING THENCE NORTH 496.965 FEET; THENCE WEST 470.00 FEET; THENCE SOUTH 495.839 FEET TO THE SOUTH LINE OF SAID SECTION 10; THENCE ALONG SAID SOUTH LINE, SOUTH 89°51'46" EAST 470.001 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION CONVEYED TO JORDAN VALLEY WATER CONSERVANCY DISTRICT, BY SPECIAL WARRANTY DEED RECORDED FEBRUARY 6, 2006 AS ENTRY NO. 9639657 IN BOOK 9256 AT PAGE 2375 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A 25 FOOT WIDE STRIP OF LAND FOR A WATERLINE CORRIDOR, SAID STRIP OF LAND IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, AND THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST PROPERTY LINE OF JORDAN VALLEY WATER CONSERVANCY DISTRICT RESERVOIR SITE PROPERTY AND THE NORTH LINE OF AN EXISTING UTAH POWER & LIGHT EASEMENT, SAID POINT BEING NORTH 47.00 FEET AND NORTH 89°56'31" WEST 1027.56 FEET FROM A BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, SAID BRASS CAP MONUMENT BEARS SOUTH 89°56'31" EAST 2648.19 FEET FROM A BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 10 (BASIS OF BEARING); THENCE NORTH 89°56'31" WEST 1726.14 FEET ALONG THE NORTH LINE OF SAID UTAH POWER AND LIGHT EASEMENT TO THE EASTERLY LINE OF HIGHWAY U-111; THENCE ALONG THE EASTERLY LINE OF SAID HIGHWAY U-111 NORTH 22°19'51" WEST 9.15 FEET AND NORTH 1°23'52" EAST 16.54 FEET; THENCE SOUTH 89°56'31" EAST 1729.18 FEET TO THE WEST LINE OF SAID JORDAN VALLEY WATER CONSERVANCY DISTRICT RESERVOIR SITE PROPERTY; THENCE SOUTH 0°04'43" WEST 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

A TEMPORARY, NON-EXCLUSIVE RIGHT OF WAY APPURTENANT TO PARCEL 1 FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS, AS SET FORTH IN THAT CERTAIN ACCESS AGREEMENT RECORDED FEBRUARY 16, 2006 AS ENTRY NO. 9639659 IN BOOK 9256 AT PAGE 2393 OF OFFICIAL RECORDS, ON, OVER, ACROSS AND THROUGH THE FOLLOWING PROPERTY:

A 25 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, AND THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST PROPERTY LINE OF JORDAN VALLEY WATER CONSERVANCY DISTRICT RESERVOIR SITE PROPERTY AND THE NORTH LINE OF AN EXISTING UTAH POWER & LIGHT EASEMENT, SAID POINT BEING NORTH 47.00 FEET AND NORTH 89°56'31" WEST 1027.56 FEET FROM A BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, SAID BRASS CAP MONUMENT BEARS SOUTH 89°56'31" EAST 2648.19 FEET FROM A BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 10 (BASIS OF BEARING); THENCE NORTH 89°56'31" WEST 1726.14 FEET ALONG THE NORTH LINE OF SAID UTAH POWER AND LIGHT EASEMENT TO THE EASTERLY LINE OF HIGHWAY U-111; THENCE ALONG THE EASTERLY LINE OF SAID HIGHWAY U-111 NORTH 22°19'51" WEST 9.15 FEET AND NORTH 1°23'52" EAST 16.54 FEET; THENCE SOUTH 89°56'31" EAST 1729.18 FEET TO THE WEST LINE OF SAID JORDAN VALLEY WATER CONSERVANCY DISTRICT RESERVOIR SITE PROPERTY; THENCE SOUTH 0°04'43" WEST 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

APN: 26-10-400-001 and 26-10-300-003

Subject to all easements and rights of way thereupon