

Mail Recorded Deed and Tax Notice To:
JB1 Holdings, LLC
620 South State Street
Salt Lake City, UT 84111

12830887
8/16/2018 2:32:00 PM \$17.00
Book - 10703 Pg - 7070-7073
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



SPECIAL WARRANTY DEED

Wasatch Jordan Bluffs, LLC, a Utah Limited Liability Company
GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants
against all who claim by, through, or under the grantor to
JB1 Holdings, LLC, a Utah Limited Liability Company

GRANTEE(S) of Salt Lake City, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in Salt Lake County, State
of Utah:

SEE ATTACHED EXHIBIT A

TAX ID NO.: 21-35-231-008, 21-35-277-027 and 21-35-277-028 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those
enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and
easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 14 day of August, 2018.


Wasatch Jordan Bluffs, LLC, a Utah limited
liability company

BY: 
NAME: Jeffrey Nielson
ITS: Manager

STATE OF UTAH

COUNTY OF Salt Lake

On the 1st day of August, 2018, personally appeared before me Jeffrey Nielson, who
duly acknowledged himself to be the Manager of Wasatch Jordan Bluffs, LLC, a Utah limited liability company,
and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the
purposes therein contained.


Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

All of Lot 1, JORDAN BLUFFS SUBDIVISION 1ST AMENDMENT, according to the official plat thereof, recorded February 15, 2018 as Entry No. 12717582 in Book 2018P at Page 118 in the office of the Salt Lake County Recorder.

ALSO: A portion of Lot 2, JORDAN BLUFFS SUBDIVISION 1ST AMENDMENT, according to the official plat thereof, recorded February 15, 2018 as Entry No. 12717582 in Book 2018P at Page 118 in the office of the Salt Lake County Recorder, more particularly described as follows:

Beginning at the common rear lot corner of Lot 1 and Lot 2, Jordan Bluffs Subdivision 1st Amendment, according to the official plat thereof, recorded February 15, 2018 in Book 2018P at Page 118 in the office of the Salt Lake County Recorder; thence South 32°22'05" West 178.42 feet; thence North 57°37'55" West 32.69 feet; thence along the arc of a curve to the right with a radius of 470.00 feet a distance of 0.94 feet through a central angle of 00°06'54" Chord: North 57°34'28" West 0.94 feet; thence North 43°02'31" East 181.56 feet to the point of beginning.

Tax Id No.: 21-35-231-008, 21-35-277-027 and 21-35-277-028

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2018 are accruing as a lien not yet due and payable under previous Parcel No(s). 21-35-231-005, 21-35-231-006 and 21-35-231-007. Taxes for the year 2017 have been paid.

NOTE: Taxes for the year 2019 will be assessed under Parcel No(s). NOT YET ASSESSED.

2. Property lies within the boundaries of Midvale City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, and the Central Utah Water Conservancy District and is subject to any and all charges and assessments levied thereunder.

NOTE: As of the effective date of this policy, said charges and assessments are paid current.

3. Claim, right, title or interest to water or water rights whether or not shown by the public records.
4. Easements, notes and restrictions as shown on the recorded plat for Jordan Bluffs Subdivision 1st Amendment recorded February 15, 2018 as Entry No. 12717582 in Book 2018P at Page 118.
5. Easement in favor of Knight Power Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded December 20, 1911, as Entry No. 288969, in Book 7T, at Page 522.
6. Right of Way and Easement Grant, in favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject property. Said Right of Way and Easement Grant recorded March 5, 1953, as Entry No. 1320323, in Book 990, at Page 3.
7. Easement in favor of the State Road Commission of Utah for the purpose of constructing and maintaining a drainage facility and appurtenant parts thereof incident to the construction of a highway known as Project No. 0137 and incidental purposes, by instrument dated September 15, 1964 and recorded October 19, 1964, as Entry No. 2035464, in Book 2250, at Page 241.
8. An unrecorded Right-of-Way Agreement dated November 10, 1949 between United States Smelting Refining and Mining Company and Utah Power and Light granting a right-of-way for an electric power transmission line, as disclosed by Paragraph 2 in Exhibit A to that certain Assignment recorded January 4, 1991 as Entry No. 5008604 in Book 6280 at Page 1822.
9. An unrecorded Right-of-Way dated July 19, 1954 from United States Smelting Refining and Mining Company to Midvale City for a 15" sewer pipeline, as disclosed by Paragraph 3 in Exhibit A to that certain Assignment recorded January 4, 1991 as Entry No. 5008604 in Book 6280 at Page 1822.
10. An unrecorded Agreement dated September 26, 1962 between United States Smelting Refining and Mining Company and Utah Power and Light Company, granting Power Company the right to construct, maintain and operate 12.5 KV power lines consisting of 12 single poles, 11 guy anchors and approximately 1,727 lineal feet of overhead conductors together with necessary appurtenant material, as disclosed by Paragraph 6 in Exhibit A to that certain Assignment recorded January 4, 1991 as Entry No. 5008604 in Book 6280 at Page 1822.
11. An unrecorded Agreement dated August 10, 1964 between United States Smelting Refining and Mining Company and Utah Power and Light Company, granting Power Company the right to construct, reconstruct, operate, maintain and remove power lines, as disclosed by Paragraph 7 in Exhibit A to that certain Assignment recorded January 4, 1991 as Entry No. 5008604 in Book 6280 at Page 1822.

12. Partial Consent Decree, by and between The United States of America on behalf of The United States Environmental Protection Agency, Sharon Steel Corporation and the State of Utah as disclosed by an Affidavit recorded October 28, 1991 as Entry No. 5145549 in Book 6369 at Page 2544.

Order Confirming Stipulation and Granting Joint Motion for Modification and Termination of Partial Consent Decree, recorded November 29, 2004 as Entry No. 9233667 in Book 9065 at Page 8302.

Stipulation and Joint Motion for Modification and Termination of Partial Consent Decree, recorded November 29, 2004 as Entry No. 9233668 in Book 9065 at Page 8323.
13. Notice of Adoption by the Midvale City Redevelopment Agency of the Jordan Bluffs Redevelopment Area, recorded September 15, 2004 as Entry No. 9173412 in Book 9037 at Page 7001.

Notice of Adoption by the Redevelopment Agency of Midvale City of the Jordan Bluffs Redevelopment Area, recorded January 24, 2005 as Entry No. 9281048 in Book 9086 at Page 7232.
14. Notice of Institutional Controls by Jordan Bluffs Inc., a Utah corporation and Jordan Bluffs II L.C., a Utah Limited Liability Company, recorded March 21, 2005 as Entry No. 9327848 in Book 9107 at Page 7714.
15. Right of way for an existing sewer line as disclosed on that certain survey prepared by Byrd & Associates and filed in the office of the Salt Lake County Surveyor as Survey No. S01-07-0422.
16. Notice of Intent to Abandon Canal and Water Conveyance Easement by Union and East Jordan Irrigation Company, a Utah corporation, dated February 13, 2017 and recorded February 15, 2017 as Entry No. 12477324 in Book 10530 at Page 628.
17. Subject to the following matters disclosed on that certain survey prepared by Ensign Engineering, having been certified under the date of October 13, 2017, as Job No. 7082B, by Patrick M. Harris, a Registered Land Surveyor holding License No. 286892:
 - a. Existing utilities, including but not limited to traffic signal box(es)/cabinet(s), storm drain line(s)/manhole(s), power pole(s)/guy anchor(s), telephone box(es), sanitary sewer line/manhole, fire hydrant(s)/water valve(s), telephone pole(s), and communication vault(s), located on and across the property without dedicated easements and any prescriptive easement rights associated with the same
 - b. The fact that the existing fence(s) are not located on the boundary line(s)
18. Amended Master Development Agreement for Jordan Bluffs Project by and among Midvale City, a political subdivision of the State of Utah and Gardner Jordan Bluffs, L.C., a Utah limited liability company, recorded November 16, 2017 as Entry No. 12660438 in Book 10620 at Page 3504.
19. Maintenance Agreement between Wasatch Jordan Bluffs, LLC, a Utah limited liability company and Mountain West Capital Partners, LLC, a Utah limited liability company and Gardner Jordan Bluffs, L.C., a Utah limited liability company, dated November 16, 2017 and recorded November 16, 2017 as Entry No. 12660574 in Book 10620 at Page 4583.