

Mail Tax notice to:
Grantee
1850 North 1450 West
Lehi, UT 84043
MNT File No.: 51613

Tax ID No.: 22-30-351-010; 21-25-479-007;
21-25-479-028; 21-25-479-029

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10/31/2016 3:58:00 PM \$29.00
Book - 10494 Pg - 8841-8845
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 5 P.

SPECIAL WARRANTY DEED

CL3, LLC, a Utah limited liability company

GRANTOR of Midvale, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under them./him/her/it only to:

JD XVII, LLC, a Utah limited liability company

GRANTEE of 1850 North 1450 West, Lehi, UT 84043 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Salt Lake County, State of Utah:

Parcel 1:

Beginning at a point in the center of a county road, said point being North 501.70 feet and West 315.84 feet from the Southeast corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°52'55" West 274.60 feet along the center of road; thence North 288.30 feet; thence North 89°52'55" East 277.60 feet; thence South 51.29 feet; thence South 89°52'55" West 3.00 feet; thence South 237.00 feet to the point of beginning.

Parcel 2:

Commencing 30.32 rods North and 223.4 feet West from the Southeast corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 92.44 feet; thence North 14 rods; thence East 92.44 feet; thence South 14 rods to the point of beginning.

Commencing 500.28 feet North and 223.4 feet West from the Southeast corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 231 feet; thence East 4.55 feet; thence South 231 feet; thence West 4.55 feet to the point of beginning. Less street.

Commencing 540.58 feet North and 143.85 feet West from the Southeast corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 75 feet; thence North 190.77 feet; thence East 75 feet; thence South 190.77 feet to the point of beginning.

Parcel 2A:

Together with the beneficial interest pursuant to that certain Cross Easement Agreement recorded February 17, 2009 as Entry No. 10624178 in Book 9686 at Page 9198 of the official records.

Less and excepting therefrom: A parcel of land in fee for the widening of the existing highway State Route 89 known as Project No. S-0089(173)316, being part of an entire tract of property situate in the Southeast Quarter Southeast Quarter of Section 25, Township 2 South, Range 1 West and the Southwest Quarter Southwest quarter of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian;

the boundaries of said parcel of land are described as follows:

Beginning at a southeast corner of said entire tract in the northerly right of way line of the existing 7720 South Street which corner is 541.49 feet (540.58 feet by record) North and 86.08 feet East from the Southeast Corner of said Section 25, said corner is also approximately 39.70 feet perpendicularly distant northerly from the control line of 7720 South Street opposite engineer station 35+78.29; and running thence West 69.42 feet along said northerly right of way line to a south corner of said entire tract; thence along the southerly boundary line of said entire tract the following six(6) courses and distances: (1) South 3.28 feet; thence (2) West 109.79 feet; thence (3) North 2.36 feet; thence (4) West 130.27 feet; thence (5) South 40.30 feet; thence (6) West 92.44 feet to the southwest corner of said entire tract; thence North 41.21 feet along the westerly boundary line of said entire tract to said northerly right of way line; thence East 259.44 feet along said northerly right of way to a point 39.16 feet perpendicularly distant northerly from said control line opposite engineer station 34+35.80; thence North 00°13'02" East (North by record) 6.90 feet to a point 46.06 feet perpendicularly distant northerly from said control line opposite engineer station 34+35.80; thence South 89°50'14" East 31.70 feet to a point 46.09 feet perpendicularly distant northerly from said control line opposite engineer station 34+67.50; thence North 85°13'07" East 27.60 feet to a line parallel with and 48.50 feet perpendicularly distant northerly from said control line opposite engineer station 34+95.00; thence South 89°46'58" East 63.88 feet along said parallel line to the beginning of a 43.00-foot radius curve to the left opposite engineer station 35+58.88; thence easterly along the arc of said curve 4.88 feet through a delta of 06°30'23" (Note: chord to said curve bears North 86°57'51" East for a distance of 4.88 feet) to a point 48.78 feet perpendicularly distant northerly from said control line opposite engineer station 35+63.76; thence North 52°29'44" East 44.58 feet to the beginning of a 43.00-foot radius non-tangent curve to the left (Note: center bears North 68°44'32" West) which is 59.05 feet perpendicularly distant westerly from the control line of said project opposite engineer station 184+28.30; thence northerly along the arc of said curve 13.72 feet through a delta of 18°16'53" (Note: chord to said curve bears North 12°07'02" East for a distance of 13.66 feet) to a point 56.38 feet perpendicularly distant westerly from said control line opposite engineer station 184+41.70; thence North 02°58'35" East 140.27 feet to a point in the northerly boundary line of said entire tract which point is 51.17 feet perpendicularly distant westerly from said control line; thence South 89°59'56" East (East by record) 4.83 feet along said northerly boundary line to the northeast corner of said entire tract; thence South 00°51'13" West 156.48 feet along the westerly right of way line of the existing highway State Route 89 to a southeast corner of said entire tract; thence South 45°14'10" West 47.21 feet (South 45° West 12.806 meters by record) along said westerly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel 3:

Beginning 540.58 feet North and 97.4 feet West from the Southeast corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 46.45 feet; thence North 190.77 feet; thence East 52.45 feet; thence South 77.20 feet; thence West 6.00 feet; thence South 113.57 feet to the point of beginning.

Commencing 540.58 feet North and 95.4 feet West from the Southeast corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 2 feet; thence North 113.5 feet; thence East 2 feet; thence South 113.5 feet to the point of beginning.

Commencing 643.95 feet North and 116.26 feet East from the Southeast corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 90.75 feet; thence West 203.7 feet; thence South 1°10' West 83 feet; thence West 4 feet; thence South 113.5 feet; thence East 113 feet, more or less; thence North 100 feet; thence East 100 feet to the point of beginning.

Parcel 3A:

Together with the beneficial interest pursuant to that certain Cross Easement Agreement recorded February 17, 2009 as Entry No. 10624178 in Book 9686 at Page 9198 of the official records.

Less and excepting therefrom: A parcel of land in fee for the widening of the existing highway State Route 89 known as Project No. S-0089(173)316, being part of an entire tract of property situate in the Southeast Quarter Southeast Quarter of Section 25, Township 2 South, Range 1 West and the Southwest Quarter Southwest quarter of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; the boundaries of said parcel of land are described as follows:

Beginning at a southeast corner of said entire tract in the northerly right of way line of the existing 7720 South Street which corner is 541.49 feet (540.58 feet by record) North and 86.08 feet East from the Southeast Corner of said Section 25, said corner is also approximately 39.70 feet perpendicularly distant northerly from the control line of 7720 South Street opposite engineer station 35+78.29; and running thence West 69.42 feet along said northerly right of way line to a south corner of said entire tract; thence along the southerly boundary line of said entire tract the following six(6) courses and distances: (1) South 3.28 feet; thence (2) West 109.79 feet; thence (3) North 2.36 feet; thence (4) West 130.27 feet; thence (5) South 40.30 feet; thence (6) West 92.44 feet to the southwest corner of said entire tract; thence North 41.21 feet along the westerly boundary line of said entire tract to said northerly right of way line; thence East 259.44 feet along said northerly right of way to a point 39.16 feet perpendicularly distant northerly from said control line opposite engineer station 34+35.80; thence North 00°13'02" East (North by record) 6.90 feet to a point 46.06 feet perpendicularly distant northerly from said control line opposite engineer station 34+35.80; thence South 89°50'14" East 31.70 feet to a point 46.09 feet perpendicularly distant northerly from said control line opposite engineer station 34+67.50; thence North 85°13'07" East 27.60 feet to a line parallel with and 48.50 feet perpendicularly distant northerly from said control line opposite engineer station 34+95.00; thence South 89°46'58" East 63.88 feet along said parallel line to the beginning of a 43.00-foot radius curve to the left opposite engineer station 35+58.88; thence easterly along the arc of said curve 4.88 feet through a delta of 06°30'23" (Note: chord to said curve bears North 86°57'51" East for a distance of 4.88 feet) to a point 48.78 feet perpendicularly distant northerly from said control line opposite engineer station 35+63.76; thence North 52°29'44" East 44.58 feet to the beginning of a 43.00-foot radius non-tangent curve to the left (Note: center bears North 68°44'32" West) which is 59.05 feet perpendicularly distant westerly from the control line of said project opposite engineer station 184+28.30; thence northerly along the arc of said curve 13.72 feet through a delta of 18°16'53" (Note: chord to said curve bears North 12°07'02" East for a distance of 13.66 feet) to a point 56.38 feet perpendicularly distant westerly from said control line opposite engineer station 184+41.70; thence North 02°58'35" East 140.27 feet to a point in the northerly boundary line of said entire tract which point is 51.17 feet perpendicularly distant westerly from said control line; thence South 89°59'56" East (East by record) 4.83 feet along said northerly boundary line to the northeast corner of said entire tract; thence South 00°51'13" West 156.48 feet along the westerly right of way line of the existing highway State Route 89 to a southeast corner of said entire tract; thence South 45°14'10" West 47.21 feet (South 45° West 12.806 meters by record) along said westerly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel 4:

Beginning at a point 543.95 feet North and 116.26 feet East from the Southeast corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North along the West side of State Street 100 feet; thence West 100 feet; thence South 100 feet; thence East along the North edge of Center Street 100 feet to the place of beginning.

Less and excepting therefrom, a parcel of land in fee for a safety improvement known as Project No. 9999, being part of an entire tract of property situate in the Southwest quarter of the Southwest quarter of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract at a point 165.796 meters (by deed, but 165.313 meters by measurement) North and 35.436 meters East (by deed, but 35.560 meters North $89^{\circ}52'55''$ East by measurement) from the Southwest corner of said Section 30; and running thence West (highway bearing South $89^{\circ}52'55''$ West) 9.000 meters along the Northerly line of 7720 South Street and the Southerly boundary line of said entire tract to a point which is 12.192 meters perpendicularly distant Northerly from the center line of 7720 South Street of said project at Engineer Station 3+777.037; thence North 45° East (highway bearing North $45^{\circ}14'10''$ East) 12.806 meters to a point which is 14.112 meters perpendicularly distant Westerly from the center line of State Street of said project at Engineer Station 5+746.018; thence South (highway bearing South $00^{\circ}35'25''$ West) 9.000 meters along the Westerly line of State Street and the Easterly boundary line of said entire tract to the point of beginning.

Also less and excepting therefrom: A parcel of land in fee for the widening of the existing highway State Route 89 known as Project No. S-0089(173)316, being part of an entire tract of property situate in the Southeast Quarter Southeast Quarter of Section 25, Township 2 South, Range 1 West and the Southwest Quarter Southwest quarter of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian; the boundaries of said parcel of land are described as follows:

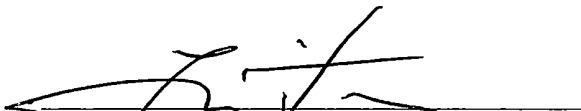
Beginning at a southeast corner of said entire tract in the northerly right of way line of the existing 7720 South Street which corner is 541.49 feet (540.58 feet by record) North and 86.08 feet East from the Southeast Corner of said Section 25, said corner is also approximately 39.70 feet perpendicularly distant northerly from the control line of 7720 South Street opposite engineer station 35+78.29; and running thence West 69.42 feet along said northerly right of way line to a south corner of said entire tract; thence along the southerly boundary line of said entire tract the following six(6) courses and distances: (1) South 3.28 feet; thence (2) West 109.79 feet; thence (3) North 2.36 feet; thence (4) West 130.27 feet; thence (5) South 40.30 feet; thence (6) West 92.44 feet to the southwest corner of said entire tract; thence North 41.21 feet along the westerly boundary line of said entire tract to said northerly right of way line; thence East 259.44 feet along said northerly right of way to a point 39.16 feet perpendicularly distant northerly from said control line opposite engineer station 34+35.80; thence North $00^{\circ}13'02''$ East (North by record) 6.90 feet to a point 46.06 feet perpendicularly distant northerly from said control line opposite engineer station 34+35.80; thence South $89^{\circ}50'14''$ East 31.70 feet to a point 46.09 feet perpendicularly distant northerly from said control line opposite engineer station 34+67.50; thence North $85^{\circ}13'07''$ East 27.60 feet to a line parallel with and 48.50 feet perpendicularly distant northerly from said control line opposite engineer station 34+95.00; thence South $89^{\circ}46'58''$ East 63.88 feet along said parallel line to the beginning of a 43.00-foot radius curve to the left opposite engineer station 35+58.88; thence easterly along the arc of said curve 4.88 feet through a delta of $06^{\circ}30'23''$ (Note: chord to said curve bears North $86^{\circ}57'51''$ East for a distance of 4.88 feet) to a point 48.78 feet perpendicularly distant northerly from said control line opposite engineer station 35+63.76; thence North $52^{\circ}29'44''$ East 44.58 feet to the beginning of a 43.00-foot radius non-tangent curve to the left (Note: center bears North $68^{\circ}44'32''$ West) which is 59.05 feet perpendicularly distant westerly from the control line of said project opposite engineer station 184+28.30; thence northerly along the arc of said curve 13.72 feet through a delta of $18^{\circ}16'53''$ (Note: chord to said curve bears North $12^{\circ}07'02''$ East for a distance of 13.66 feet) to a point 56.38 feet perpendicularly distant westerly from said control line opposite engineer station 184+41.70; thence North $02^{\circ}58'35''$ East 140.27 feet to a point in the northerly boundary line of said entire tract which point is 51.17 feet perpendicularly distant westerly from said control line; thence South $89^{\circ}59'56''$ East (East by record) 4.83 feet along said northerly boundary line to the northeast corner of said entire tract; thence South $00^{\circ}51'13''$ West 156.48 feet along the westerly right of way line of the existing highway State Route

89 to a southeast corner of said entire tract; thence South 45°14'10" West 47.21 feet (South 45° West 12.806 meters by record) along said westerly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

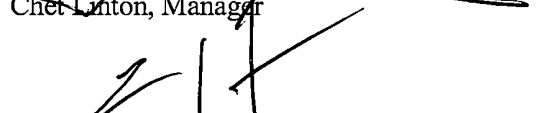
SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this

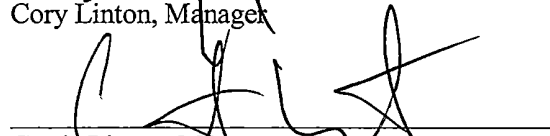
CL3. LLC, a Utah limited liability company



Chet Linton, Manager



Cory Linton, Manager



Curtis Linton, Manager

State of Utah)

ss:

County of Salt Lake)

On this date, October 27, 2016, personally appeared before me Chet Linton, Cory Linton and Curtis Linton, who being by me duly sworn did say that they are Members of CL3. LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Chet Linton, Cory Linton and Curtis Linton, acknowledged to me that said limited liability company executed same.



Notary Public

