

EXHIBIT A
LEGAL DESCRIPTION

TRACT I:

Beginning 1600 feet East from the Northwest Corner of Section 9, Township 3 South, Range 2 West, Salt Lake Base and Meridian; running thence East 3682.64 feet; thence South 2640 feet; thence West 5282.64 feet; thence North $31^{\circ}13'06''$ East 3087.01 Feet to the point of Beginning.

Less and Excepting a road described in the Right of Way Deed recorded April 14, 1943 as Entry No. 949514.

Subject to all easements and rights of way thereupon.

APN: 26-09-100-005

TRACT II:

Beginning at the South half of Section 9, Township 3 South, Range 3 West, Salt Lake Base and Meridian, that portion lying West of the State Road property located in the Southeast Quarter.

Less the State Road

Less and Excepting: Beginning North 45.49 feet and North $89^{\circ}38'19''$ West 297.17 feet from the Southeast Corner of Section 9, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North $89^{\circ}38'19''$ West 3905.45 feet; thence North $89^{\circ}38'19''$ West 246.58 feet; thence Northwesterly along a 3599.18 foot radius curve to the left 98.81 feet (chord bearing North $86^{\circ}29'45''$ West 98.81 feet); thence North 25.03 feet; thence Southeasterly along a 3624.18 foot radius curve to the right 99.82 feet (chord bearing South $86^{\circ}30'44''$ East 99.82 feet); thence South $89^{\circ}38'19''$ East 4159.55 feet to the Westerly line of Highway U-111; thence South $18^{\circ}54'15''$ West 26.37 feet to the beginning.

Also Less and Excepting: Beginning North $1^{\circ}05';04''$ East 318.64 feet from the Southwest Corner of Section 9, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North $1^{\circ}5'4''$ East 640.76 feet; thence South $88^{\circ}54'56''$ East 432.07 feet; thence North $0^{\circ}42'41''$ East 194.09 feet; thence South $89^{\circ}17'19''$ East 283 feet; thence South $0^{\circ}42'41''$ West 455.99 feet; thence South $58^{\circ}09'25''$ West 86.13 feet; thence Southwesterly 244.70 feet along a 4616.70 foot radius curve to the right (chord bearing South $60^{\circ}1'44''$ West 244.65 feet); thence Southwesterly 479.60 feet along a 4616.70 foot radius curve to the right (chord bearing South $65^{\circ}24'48''$ West 479.38 feet) to the point of Beginning.

Also Less and Excepting Lot 1, Questar Gas U-111 End Facility

Subject to all easements and rights of way thereupon

APN: 26-09-300-010

Less and excepting therefrom the following property previously sold pursuant to Special Warranty Deed dated November 30, 2016 and recorded December 1, 2016 as Salt Lake County Recorder No. 12424987:

That certain real property located in Salt Lake County, Utah, specifically described as follows:

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 89°46'30" WEST 63.04 FEET FROM THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.
THENCE NORTH 89°46'30" WEST 933.84 FEET ALONG SAID QUARTER SECTION LINE;
THENCE NORTH 0°08'09" EAST 1605.00 FEET;
THENCE SOUTH 89°46'30" EAST 950.00 FEET TO THE WEST LINE OF 6400 WEST STREET;
THENCE SOUTHERLY 136.68 FEET ALONG THE ARC OF A 4,955.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 88°33'20" WEST AND THE CHORD BEARS SOUTH 00°39'15" EAST 136.68 FEET WITH A CENTRAL ANGLE OF 01°34'50") ALONG THE WEST LINE OF 6400 SOUTH STREET;
THENCE SOUTH 0°08'09" WEST 1402.74 FEET ALONG THE WEST LINE OF 6400 SOUTH STREET;
THENCE SOUTH 31°37'14" WEST 65.34 FEET;
THENCE SOUTH 58°23'39" EAST 18.86 FEET TO THE POINT OF BEGINNING.

26-03-200-002-0000

TRACT III:

Beginning at the Northwest Corner of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence East 445 feet more or less to the West Line of a State Road; thence South 7°33'30" West to the West Line of said Section 10; thence North along section line to the point of Beginning.

Subject to all easements and rights of way thereupon.

APN: 26-10-100-001

TRACT IV and V:

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°51'48" 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:

4 – SPECIAL WARRANTY DEED

Ruth, Aaron, Robinson, Johnson & Mays
DCAPDX_2515645_v1

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

And also less and excepting therefrom the following property sold pursuant to Special Warranty Deed dated February 6, 2017 and recorded February 15, 2017 as Salt Lake County Recorder No. 12477282:

A PARCEL OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 09, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°28'05" WEST 17.29 FEET ALONG THE SOUTH LINE OF SAID SECTION 9, AND NORTH 00°23'34" EAST 33.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 9; RUNNING THENCE NORTH 89°28'05" WEST 84.64 FEET TO THE EAST RIGHT-OF-WAY LINE OF HIGHWAY U-111 AS SHOWN IN PROJECT S-0135(4); THENCE NORTH 20°32'55" WEST 15.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH LINE OF JORDAN VALLEY WATER CONSERVANCY DISTRICT PROPERTY RECORDED AS ENTRY NO. 9639657 IN BOOK 9256 AT PAGE 2375 IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°28'05" EAST 90.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00°23'24" WEST 14.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,222 SQ. FT. OR 0.028 ACRES MORE OR LESS.

5 – SPECIAL WARRANTY DEED

Ruth, Aaron, Robinson, Johnson & Mays
DCAPDX_2515645_v1

BK 10641 PG 9091

3-7

12728060
03/05/2018 02:21 PM \$21.00
Book - 10652 Pg - 7472-7474
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
HEATHER L GUTHRIE, DUNN CARNEY
851 SW SIXTH AVENUE
SUITE 1500
PORTLAND OR 97204
BY: BAF, DEPUTY - MA 3 P.

After recording return to:

Heather L. Guthrie, Esq.
Dunn Carney Allen Higgins & Tongue LLP
851 SW 6th Avenue, Suite 1500
Portland, OR 97204

Until a tax change is requested, all tax statements shall be sent to:

Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust
Survivor's Trust
PO Box 1068
Pendleton, OR 97801

SPECIAL WARRANTY DEED

Grantor: Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust UAD February 25, 2016

Grantees: Bryan L. Jones, a married man as his separate property, as to an undivided 1.5% tenants in common interest;

LeAnna Jones, a single woman, as to an undivided 1.5% tenants in common interest; and

Jeneal Harshman, a married woman as her separate property, as to an undivided 1.5% tenants in common interest, (collectively "Grantees")

Grantor hereby conveys and warrants against all who claim by, through, or under the Grantor to the Grantees each an undivided 1.5% tenants in common interest in the following described real property situated in the County of Salt Lake, State of Utah (the "Property"), leaving the Grantor with an undivided ~~1.5%~~ ^{95.5%} tenants in common interest in the Property:

See Exhibit A for Legal Descriptions

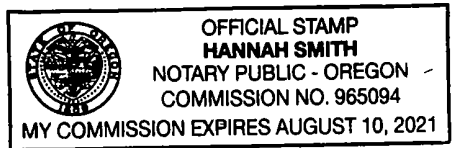
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. Grantor makes this conveyance as a gift for estate planning purposes.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 24th day of February, 2018.

Vicky R Jones Trustee
Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust

STATE OF OREGON)
) ss.
County of Umatilla)

The foregoing instrument was acknowledged before me this 24th day of February, 2018, by Vicky R. Jones as Trustee of the Vicky R. Jones Survivor's Trust.



[Signature]
NOTARY PUBLIC FOR OREGON

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PARCEL 1A:

2 – SPECIAL WARRANTY DEED

Johnson & Mays
DCAPDX_2620984_v1

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PARCEL 2:

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

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CONTAINS 1,222 SQ. FT. OR 0.028 ACRES MORE OR LESS.

3 – SPECIAL WARRANTY DEED

Johnson & Mays
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BK 10652 PG 7474