

12427097  
12/5/2016 2:14:00 PM \$19.00  
Book - 10507 Pg - 4340-4344  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FOUNDERS TITLE  
BY: eCASH, DEPUTY - EF 5 P.

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL  
DEED AND TAX STATEMENTS TO:

JORDAN SCHOOL DISTRICT  
ATTN: AUXILIARY SERVICES  
7905 SOUTH REDWOOD ROAD  
WEST JORDAN, UTAH 84084

Affects Parcel ID No. 26-14-300-007

### **SPECIAL WARRANTY DEED**

THE MARY E. BASTIAN REVOCABLE TRUST, THE EMILY B. MARKHAM REVOCABLE TRUST, and the BASTIAN FAMILY CHARITABLE FOUNDATION, all having the address of 7677 South Lincoln Street in Midvale, Utah 84047 (together as the "Grantor") hereby convey and warrant against all who claim by, through, or under Grantor to THE BOARD OF EDUCATION OF THE JORDAN SCHOOL DISTRICT, a body corporate and politic of the State of Utah, with an address of 7387 S. Campus View Drive, West Jordan, Utah 84084 ("Grantee"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain real property located in Salt Lake County, State of Utah, consisting of one (1) parcel, being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), together with (i) all improvements, if any, located thereon and owned by Grantor and (ii) all right, title and interest of Grantor, if any, in, to and under any adjoining streets, rights of way, or easements.

This Deed is subject to any easements, covenants, restrictions, rights of way, conditions and reservations appearing of record and taxes assessed against the Property thereafter and subject to any discrepancies, encroachments, or matters which would be disclosed by an ALTA survey and a thorough physical inspection of the Property.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED December 5, 2016.

FTC 16-011089

GRANTOR:

**BASTIAN FAMILY CHARITABLE FOUNDATION**

By: Emily B. Markham  
Emily B. Markham, Trustee

By: Mary E. Bastian  
Mary E. Bastian, Trustee

**THE MARY E. BASTIAN REVOCABLE TRUST**

By: Mary E. Bastian  
Mary E. Bastian, Trustee

**THE EMILY B. MARKHAM REVOCABLE TRUST**

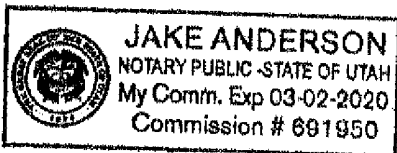
By: Emily B. Markham  
Emily B. Markham, Trustee

ACKNOWLEDGMENT

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

On this 5th day of December, 2016, personally appeared before me, Emily B. Markham, who by me being first duly sworn did say that she is a Trustee of the Bastian Family Charitable Foundation, charitable foundation and acknowledged to me that she executed this instrument on behalf of said charitable foundation and that said charitable foundation-executed the same.

WITNESS my hand and official Seal.

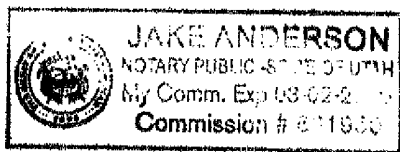


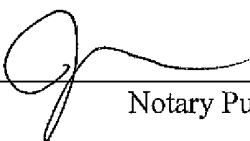
Jake Anderson  
Notary Public  
ACKNOWLEDGMENT

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

On this 5th day of December, 2016, personally appeared before me, Mary E. Bastian, who by me being first duly sworn did say that she is a Trustee of the Bastian Family Charitable Foundation, charitable foundation and acknowledged to me that she executed this instrument on behalf of said charitable foundation and that said charitable foundation executed the same.

WITNESS my hand and official Seal.



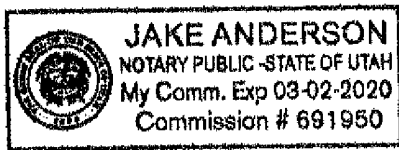
  
\_\_\_\_\_  
Notary Public

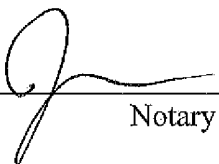
ACKNOWLEDGMENT

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

On this 5th day of December, 2016, personally appeared before me, Emily B. Markham, who by me being first duly sworn did say that she is the Trustee of The Emily B. Markham Revocable Trust, a living trust and acknowledged to me that she executed this instrument on behalf of said living trust and that said living trust executed the same.

WITNESS my hand and official Seal.



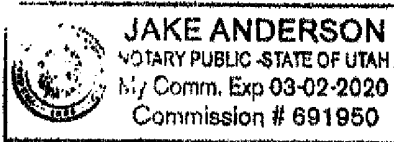
  
\_\_\_\_\_  
Notary Public

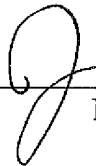
ACKNOWLEDGMENT

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

On this 5th day of December, 2016, personally appeared before me, Mary E. Bastian, who by me being first duly sworn did say that she is the Trustee of The Mary E. Bastian Revocable Trust, a living trust and acknowledged to me that she executed this instrument on behalf of said living trust and that said living trust executed the same.

WITNESS my hand and official Seal.



  
\_\_\_\_\_  
Notary Public

## Exhibit "A"

The Land referred to herein below is situated in the County of Salt Lake, State of Utah, and is described as follows:

Beginning North 89°41'41" West 1622.65 feet from the Southeast corner of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°58'54" West 1025.27; feet thence South 89°58'44" West 2648.80 feet; thence North 0°02'40" West 1325.32 feet; thence South 89°51'12" East 3245.45 feet; thence South 12°39'10" East 30.40 feet; thence South 7°47'24" East 352.94 feet; thence Southwesterly 1008.72 feet along a 5,346.00 foot radius curve to the left (chord bears South 21°15'37" East 1007.22 feet) to the point of beginning.

The following is shown for information purposes only: Tax ID No. 26-14-300-007

As Surveyed:

BEGINNING NORTH 89°41'46" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 1622.65 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 14; AND RUNNING THENCE NORTH 89°41'46" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 1025.34 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 89°41'48" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, 2648.70 FEET TO THE SOUTHWEST QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 0°16'51" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, 1325.30 FEET (1320' BY RECORD); THENCE SOUTH 89°31'49" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SAID SECTION 14, 3247.85 FEET TO THE WEST RIGHT OF WAY LINE OF THE MOUNTAIN VIEW CORRIDOR ALSO KNOWN AS STATE ROUTE 85; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY OF SAID STATE ROUTE 85 IN THE FOLLOWING THREE COURSES:  
1. SOUTH 12°39'10" EAST, 30.52 FEET;  
2. SOUTH 7°47'20" EAST, 352.86 FEET;  
3. 1008.77 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 5346.00 FEET, INCLUDED ANGLE OF 10°48'42" AND A LONG CHORD THAT BEARS SOUTH 21°15'37" EAST, 1007.28 FEET TO THE BEGINNING.  
CONTAINING 103.54 ACRES+1-