

WHEN RECORDED, RETURN TO:

Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attention: Lamont Richardson

13846766 B: 11282 P: 697 Total Pages: 6
12/14/2021 02:53 PM By: ndarmiento Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

SEND TAX NOTICES TO:

Vista 4 West Jordan, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: President
CTIA 152453.-CAF

TIN 26-10-326-003 and 26-10-400-001

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated the 13 day of December, 2021, is executed by VICKY R. JONES, Trustee of the Vicky R. Jones Survivor's Trust UAD February 25, 2016, who inadvertently took title as Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust UTA February 25, 2016, as to an undivided 95.5% interest, BRYAN L. JONES, a married man, as to an undivided 1.5% interest, JENEAL HARSHMAN, a married woman, as to an undivided 1.5% interest, and LeANNA JONES, a single woman, as to an undivided 1.5% interest, whose address is 81654 S Juniper Canyon Rd, Helix, OR 97835, Attn: Bryan Jones (the "**Grantor**"), in favor of VISTA 4 WEST JORDAN, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, Attention: President (hereinafter referred to as "**Grantee**").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficient of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, all of Grantor's right, title and interest in the real property (the "**Property**") located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon.

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

The division of land accomplished by this Special Warranty Deed is in anticipation of future land use approvals on the Property, does not confer any land use approvals, and has not been approved by the land use authority.

[SIGNATURE PAGES IMMEDIATELY FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

GRANTOR:

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

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

STATE OF Oregon)
County of Umatilla) ss.

The foregoing instrument was acknowledged before me this 13 day of December, 2021, by Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust UAD February 25, 2016.

Genna M. Banica
NOTARY PUBLIC



[SIGNATURE PAGES CONTINUE]

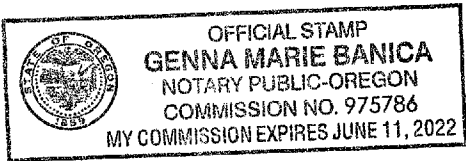
[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

LeAnna Jones
LeAnna Jones, a single woman

STATE OF Oregon)
County of Umatilla)
SS.

The foregoing instrument was acknowledged before me this 13 day of December, 2021, by LeAnna Jones.

Genna M Banica
NOTARY PUBLIC



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of Real Property

The following real property located in Salt Lake County, Utah:

A parcel of land situate in the South Half of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Center of Section 10, said Center of Section 10 being South 01°06'59" West 2,676.58 feet along the North-South quarter section line from the North Quarter Corner of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running

thence South 89°33'12" East 316.91 feet along the East-West Quarter Section line;
thence South 00°41'29" West 187.58 feet;
thence South 01°09'22" East 153.11 feet;
thence South 00°41'29" West 1,490.68 feet;
thence North 89°18'31" West 895.60 feet;
thence Northwesterly 147.30 feet along the arc of a 485.00 foot radius curve to the right (center bears North 72°35'57" East and the chord bears North 08°42'02" West 146.73 feet with a central angle of 17°24'03");
thence North 1,602.65 feet;
thence South 89°33'12" East 15.25 feet;
thence North 00°26'48" East 80.00 feet to a point on the East-West quarter section line of said Section 10;
thence South 89°33'12" East 602.14 feet along said quarter section line to the point of beginning.

Tax Parcel Numbers: 26-10-326-003 and 26-10-400-001

[EXHIBIT A TO SPECIAL WARRANTY DEED]