

13846781 B: 11282 P: 877 Total Pages: 6
12/14/2021 02:58 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

<p>WHEN RECORDED, RETURN TO:</p> <p>Parr Brown Gee & Loveless 101 South 200 East, Suite 700 Salt Lake City, Utah 84111 Attention: Lamont Richardson</p>
<p>SEND TAX NOTICES TO:</p> <p>Vista 7 West Jordan, L.C. 101 South 200 East, Suite 200 Salt Lake City, Utah 84111 Attention: President CTIA 152452-CAF</p>

TIN 26-10-326-003

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 7 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.

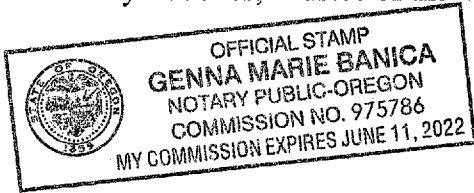
GRANTOR:

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]

Bryan L. Jones

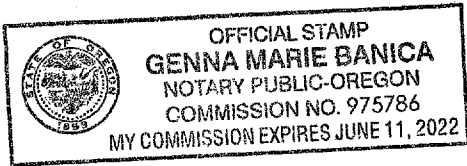
Bryan L. Jones, a married man

STATE OF Oregon)
County of Umatilla)
SS.

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

Genna M. Banica

NOTARY PUBLIC



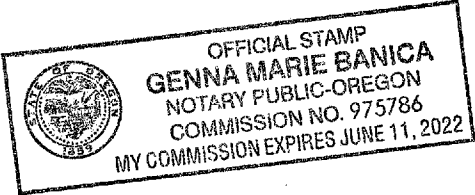
[SIGNATURE PAGES CONTINUE]

Jeneal Harshman
Jeneal Harshman, a married woman

STATE OF Oregon)
County of Umatilla)
SS.

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

Genna M. Banica
NOTARY PUBLIC



[SIGNATURE PAGES CONTINUE]

LeAnna Jones

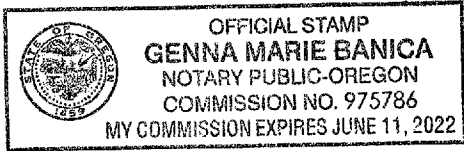
LeAnna Jones, a single woman

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 a point being South 01°06'59" West 80.01 feet along the section line and North 89°33'12" West 616.45 feet from 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 1,602.65 feet;

thence Southeasterly 295.59 feet along the arc of a 485.00 foot radius curve to the left (center bears East and the chord bears South 17°27'36" East 291.04 feet with a central angle of 34°55'13");

thence South 34°55'13" East 225.09 feet;

thence Southeasterly 349.51 feet along the arc of a 565.00 foot radius curve to the right (center bears South 55°04'47" West and the chord bears South 17°11'55" East 343.96 feet with a central angle of 35°26'35");

thence South 00°31'22" West 228.32 feet to the South Section line;

thence North 89°52'40" West 308.36 feet along said South Section line;

thence North 00°00'53" West 496.96 feet;

thence South 89°59'09" West 791.09 feet to and along the East boundary line of Lonestar Subdivision;

thence North 00°15'22" West 2,130.52 feet along the East boundary line to the Northeast Corner of said subdivision;

thence South 89°33'12" East 793.33 feet to the point of beginning.

Tax Parcel Numbers: 26-10-326-003