

13846774 B: 11282 P: 814 Total Pages: 6
12/14/2021 02:56 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 8 West Jordan, L.C. 101 South 200 East, Suite 200 Salt Lake City, Utah 84111 Attention: President CTIA 152455-CAF</p>

TIN 26-10-326-007 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 8 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:

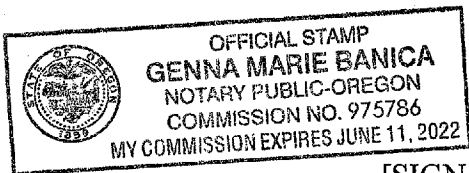
Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust UAD February 25, 2016

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

STATE OF Oregon)
County of Umatilla)
ss.

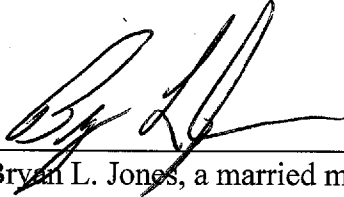
The foregoing instrument was acknowledged before me this 13 day of December, 2021, by Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust UAD February 25, 2016.

Genna M. Banica
NOTARY PUBLIC



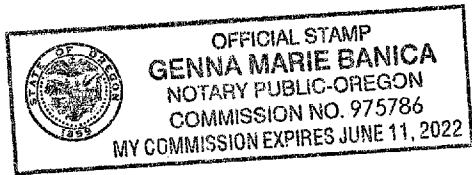
[SIGNATURE PAGES CONTINUE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]


Bryan L. Jones, 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.



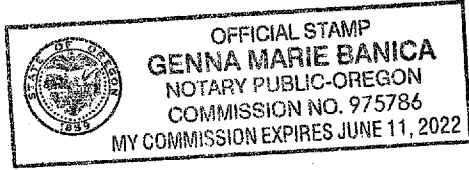

NOTARY PUBLIC

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Jeneal Harshman
Jeneal Harshman, a married woman

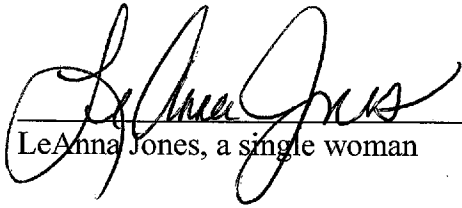
STATE OF Oregon)
County of Umatilla)
SS.

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



Genna M. Banica
NOTARY PUBLIC

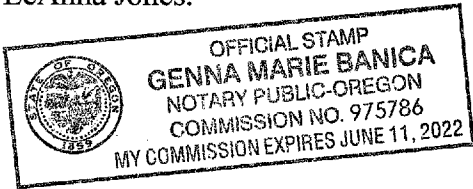
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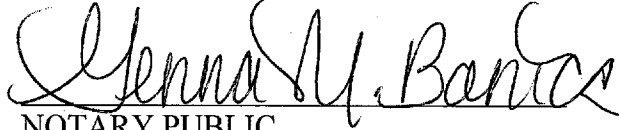


LeAnna Jones, a single woman

STATE OF Oregon)
County of Umatilla)
SS.

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





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 89°33'12" East 316.91 feet along the section line 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 89°33'12" East 1,007.78 feet along the East-West Quarter Section line to the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 10;
thence South 01°05'18" West 2,691.03 feet along the East line of the West half of the Southeast Quarter of said Section 10 to the Southeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 10;
thence North 89°51'09" West 1,326.10 feet along the South Section line to the South Quarter Corner of said Section 10;
thence North 89°52'40" West 249.64 feet along said South Section line;
thence North 00°31'22" East 228.32 feet;
thence Northwesterly 349.51 feet along the arc of a 565.00 foot radius curve to the left (center bears North 89°28'38" West and the chord bears North 17°11'55" West 343.96 feet with a central angle of 35°26'35");
thence North 34°55'13" West 225.09 feet;
thence Northwesterly 148.30 feet along the arc of a 485.00 foot radius curve to the right (center bears North 55°04'47" East and the chord bears North 26°09'38" West 147.72 feet with a central angle of 17°31'09");
thence South 89°18'31" East 895.60 feet;
thence North 00°41'29" East 1,490.68 feet;
thence North 01°09'22" West 153.11 feet to the East-West quarter section line;
thence North 00°41'29" East 187.58 feet along said quarter section line to the point of beginning.

Tax Parcel Numbers: 26-10-326-007 and 26-10-400-001