

14090679 B: 11411 P: 1240 Total Pages: 4  
04/06/2023 03:22 PM By: adavis Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: PARR BROWN GEE & LOVELESS  
101 S 200 E, STE 700 ATTN: LAMONT RICHARDSON SALT LAKE CITY, UT 8

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

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, dated the 30<sup>th</sup> day of March, 2023, is executed by V & M Jones Family, LLC, a Utah limited liability company, as to an undivided 13.743% interest, and M H Jones Family, LLC, a Utah limited liability company, as to an undivided 86.257% interest, whose address is 1168 Le Rosier Ct, West Jordan, Utah 84088 Attn: Mike Jones (the "**Grantor**"), in favor of BGJ INDUSTRIAL, 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, rightsofway, 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]





**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

Legal Description of Real Property

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

Beginning at a point on the northerly right-of-way line 9800 South Street, said point also being the Center of Section 10, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said Center of Section being South  $01^{\circ}06'59''$  West 2,676.58 feet from the North Quarter Corner of said Section 10; and running

thence North  $89^{\circ}33'12''$  West 602.14 feet along said northerly right-of-way line to the easterly right-of-way line of 6900 West Street  
thence along said easterly right-of-way line the following two (2) courses:  
(1) Northwesterly 25.01 feet along the arc of a 16.00 foot radius curve to the right (center bears North  $00^{\circ}26'48''$  East and the chord bears North  $44^{\circ}46'36''$  West 22.54 feet with a central angle of  $89^{\circ}33'12''$ );  
(2) North 936.28 feet;  
thence East 923.72 feet;  
thence South  $00^{\circ}26'48''$  West 889.33 feet;  
thence North  $89^{\circ}33'12''$  West 10.00 feet;  
thence South  $00^{\circ}26'48''$  West 70.00 feet to said northerly right-of-way line 9800 South Street;  
thence North  $89^{\circ}33'12''$  West 288.26 feet along said northerly right-of-way line to the point of beginning.

Contains 878,517 Square Feet or 20.168 Acre

Tax Parcel Numbers: A portion of 26-10-100-006