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3/8/2016 4:45:00 PM \$16.00
Book - 10409 Pg - 6154-6156
Gary W. Ott
Recorder, Salt Lake County, UT
DURHAM, JONES AND PINEGAR
BY: eCASH, DEPUTY - EF 3 P.

AFTER RECORDING RETURN TO:

DURHAM JONES & PINEGAR
Attn: Paul M. Durham, Esq.
111 E. Broadway, Suite 900
Salt Lake City, UT 84111

SEND TAX NOTICES TO:

Craig Jensen
3575 Charleston Lane
Idaho Falls, ID 83404

For Information Purposes Only:

Tax Parcel Nos. 20-26-101-004-4001, 20-26-101-004-4002
20-26-326-003-4001, 20-26-326-003-4002, and 20-26-101-002-0000

SPECIAL WARRANTY DEED

CRAIG D. JENSEN, as to an undivided one-half (1/2) interest, whose address is 3575 Charleston Lane, Idaho Falls, ID 83404, and **RICHARD H. JENSEN**, as to the remaining undivided one-half (1/2) interest, whose address is 1652 Princeton Avenue, Salt Lake City, UT 84105 (collectively "Grantors") do hereby CONVEY AND WARRANT AGAINST ALL CLAIMING BY, THROUGH OR UNDER THEM to:

WEST BENCH, LLC, a Utah limited liability company, as to an undivided one-half (1/2) interest, whose address is 3575 Charleston Lane, Idaho Falls, ID 83404, and to

YELLOWSTONE LEGACY, LLC, a Utah limited liability company, as to the remaining undivided one-half (1/2) interest, whose address is 1652 Princeton Avenue, Salt Lake City, UT 84105

as tenants in common,

("Grantees"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land (the "Property") in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto, and incorporated herein by this reference.

SUBJECT TO: all matters of record, to the extent the same are valid and subsisting and affect all or any part of the Property.

[Signatures on following page]

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed this 4th day of March, 2016.

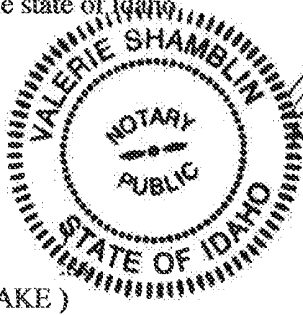
GRANTORS:

By: Craig D. Jensen
Craig D. Jensen

By: Richard H. Jensen
Richard H. Jensen

STATE OF Idaho)
COUNTY OF Bonneville)^{SS}

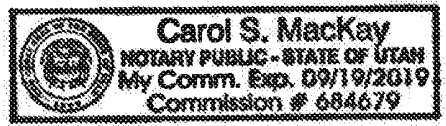
The foregoing instrument was acknowledged before me this 3 day of March, 2016, by Craig D. Jensen, a resident of the state of Idaho



Val. Shamblin Exp-12-11-2019
NOTARY PUBLIC

STATE OF UTAH
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 8th day of March, 2016, by Richard H. Jensen, a resident of the state of Utah.



Carol S. MacKay
NOTARY PUBLIC

EXHIBIT A
TO
SPECIAL WARRANTY DEED

Real property located in West Jordan, the County of Salt Lake, State of Utah, and more particularly described as follows:

Parcel 1:

A portion of the NW1/4 & the SW1/4, and the SE1/4 of Section 26, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point on the easterly line of that Real Property described in Deed Book 9969 Page 174 of the Official Records of Salt Lake County located N89°41'31"E along the Section line 44.72 feet and South 33.00 feet from the Northwest Corner of Section 26, T2S, R2W, S.L.B.& M. (Basis of Bearing: N89°58'36"E along the Section line from the Southwest Corner to the South ¼ Corner of said Section 26); thence N89°41'31"E 1,678.84 feet; thence S0°35'35"E 900.40 feet; thence N89°41'31"E 933.40 feet; thence S0°35'24"E 1,316.34 feet; thence S64°48'28"W 448.09 feet; thence S51°08'54"E 3.87 feet; thence S46°14'13"E 80.15 feet; thence S13°56'38"E 210.23 feet; thence S24°13'43"E 433.85 feet; thence S38°01'41"E 236.42 feet; thence S66°04'20"W 974.98 feet; thence S59°02'10"W 34.09 feet to the easterly line of said deed; thence along said deed the following 13 (thirteen) courses and distances: N32°46'47"W 1,812.02 feet; thence N30°26'24"W 206.28 feet; thence N49°05'36"E 37.47 feet; thence N40°54'24"W 149.31 feet; thence N23°38'36"W 378.38 feet; thence N19°32'35"W 357.21 feet; thence N3°54'49"E 133.37 feet; thence N70°27'25"E 126.81 feet; thence N8°24'01"E 127.59 feet; thence N31°04'25"W 179.83 feet; thence N85°48'05"W 145.75 feet; thence S75°58'16"W 48.42 feet; thence N14°59'13"W 697.16 feet to the point of beginning.

Parcel 2:

A portion of the NW1/4, the SW1/4, and the SE1/4 of Section 26, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan, Utah, more particularly described as follows:

Beginning at a point on the northeasterly line of that Real Property described in Deed Book 9969 Page 174 of the Official Records of Salt Lake County located N89°58'39"E along the Section line 851.04 feet and N0°27'55"W 78.33 feet from the South ¼ Corner of Section 26, T2S, R2W, S.L.B.& M. (Basis of Bearing: S89°58'36"W along the Section line from the South 1/4 Corner to the Southwest Corner of said Section 26); thence along said deed the following 8 (eight) courses and distances: S89°59'21"W 247.31 feet; thence N88°20'54"W 231.29 feet; thence S89°44'12"W 154.95 feet; thence N20°15'48"W 224.19 feet; thence along the arc of a 1,108.00 foot radius curve to the left 561.17 feet through a central angle of 29°01'07" (chord: N34°46'21"W 555.19 feet); thence N49°17'50"W 102.69 feet; thence N50°42'49"W 469.01 feet; thence N32°46'47"W 561.33 feet; thence N59°02'10"E 34.09 feet; thence N66°04'20"E 974.98 feet; thence N38°01'41"W 236.42 feet; thence N24°13'43"W 433.85 feet; thence N13°56'38"W 210.23 feet; thence N46°14'13"W 80.15 feet; thence N51°08'54"W 3.87 feet; thence N64°48'28"E 448.09 feet; thence S0°35'24"E 387.57 feet; thence N89°43'51"E 856.99 feet; thence S0°27'55"E 2,572.19 feet to the point of beginning.

Parcel 3:

Beginning East 36.23 feet from the Northwest Corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base & Meridian, thence S 14°43'25" E 34.14 feet; thence N 89°41'31" E 1678.84 feet more or less; thence N 00°35'35" W 32.08 feet more or less; thence westerly to the point of beginning.

Mail Recorded Deed and Tax Notice To:
CW Copper Rim 1, LLC, a Utah limited liability company
1222 W Legacy Crossing Blvd, Ste 6
Centerville, UT 84014

13882653 B: 11301 P: 4784 Total Pages: 3
02/01/2022 04:10 PM By: zhook 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



File No.: 154322-CAF

SPECIAL WARRANTY DEED

West Bench, LLC, a Utah limited liability company, as to an undivided one-half (1/2) interest and Yellowstone Legacy, LLC, a Utah limited liability company, as to the remaining undivided one-half (1/2) interest

GRANTOR(S) of Idaho Falls, State of Idaho, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

CW Copper Rim 1, LLC, a Utah limited liability company

GRANTEE(S) of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 20-26-457-001 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 1st day of February, 2022.

West Bench, LLC, a Utah limited liability company

BY: Craig D Jensen
Craig D Jensen
Manager

Yellowstone Legacy, LLC, a Utah limited liability company

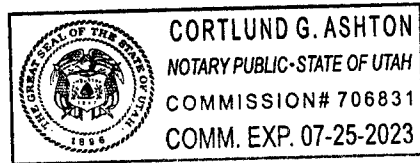
BY: Richard H. Jensen
Richard H. Jensen
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 1 day of February, 2022, before me, personally appeared Craig D Jensen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of West Bench, LLC, a Utah limited liability company.

Cortlund G. Ashton
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 1 day of February, 2022, before me, personally appeared Richard H. Jensen, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Yellowstone Legacy, LLC, a Utah limited liability company.

Cortlund G. Ashton
Notary Public

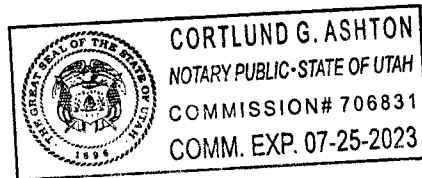


EXHIBIT A
Legal Description

A PARCEL OF LAND SITUATE IN THE SOUTH HALF OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MOUNTAIN VIEW CORRIDOR AND THE NORTH RIGHT OF WAY LINE OF 7800 SOUTH STREET; SAID POINT BEING NORTH 89°58'34" EAST 216.99 FEET ALONG THE SECTION LINE AND NORTH 0°01'26" WEST 84.36 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 20°15'47" WEST 224.33 FEET TO A POINT OF CURVATURE ON A 1,108.00 FOOT RADIUS CURVE TO THE LEFT; (2) NORTHWESTERLY 561.19 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS NORTH 34°46'20" WEST FOR A DISTANCE OF 555.21 FEET); (3) NORTH 49°17'49" WEST 75.46 FEET TO A POINT ON THE SOUTHERLY CORNER OF THE WEST JORDAN CITY PARCEL, AS DESCRIBED PER ENTRY 12993692, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; RUNNING THENCE ALONG THE BOUNDARY LINES OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 39°17'14" EAST 218.39 FEET; (2) NORTH 0°00'03" EAST 196.33 FEET; THENCE NORTH 39°25'08" EAST 137.83 FEET; THENCE SOUTH 50°39'38" EAST 7.01 FEET; THENCE NORTH 53°39'17" EAST 345.25 FEET TO A POINT OF CURVATURE ON A 200.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 30.59 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS NORTH 49°16'24" EAST FOR A DISTANCE OF 30.56 FEET); THENCE NORTH 44°53'30" EAST 53.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COPPER RIM DRIVE, RUNNING THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF COPPER RIM DRIVE, THE FOLLOWING TWO (2) COURSES & DISTANCES: (1) SOUTH 45°06'31" EAST 175.87 FEET TO A POINT OF CURVATURE WITH A 1908.69 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THE CENTER OF SAID CURVE BEARS SOUTH 44°30'47" WEST (2) THENCE SOUTHEASTERLY 240.71 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS SOUTH 41°52'27" EAST FOR A DISTANCE OF 240.55 FEET); THENCE SOUTH 77°31'49" WEST 132.96 FEET TO POINT OF CURVATURE WITH A 284.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 189.30 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS SOUTH 58°26'05" WEST FOR A DISTANCE OF 185.82 FEET); THENCE SOUTH 39°20'22" WEST 83.55 FEET; THENCE NORTH 50°39'38" WEST 20.52 FEET; THENCE SOUTH 41°42'34" WEST 283.49 FEET; THENCE SOUTH 48°17'26" EAST 631.98 FEET TO POINT OF CURVATURE WITH A 150.00 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY 97.40 FEET ALONG THE ARC OF SAID CURVE (CHORD TO SAID CURVE BEARS SOUTH 66°53'37" EAST FOR A DISTANCE OF 95.70 FEET); THENCE SOUTH 0°02'45" EAST 300.65 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 7800 SOUTH STREET; THENCE WESTERLY ALONG THE NORTH RIGHT OF WAY LINE OF SAID 7800 SOUTH STREET THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) SOUTH 89°59'10" WEST 31.81 FEET; (2) NORTH 88°21'05" WEST 231.29 FEET; (3) SOUTH 89°44'01" WEST 154.96 FEET TO THE POINT OF BEGINNING.