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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
CHRIS OLEEN
7533 W JEM CIR
HERRIMAN UT 84096
BY: KRA, DEPUTY - MA 3 P.

Return to/Grantee's Address:
Christine M. Oleen, Trustee of
The Chris Oleen Family Trust
7579 Jem Circle
Herriman, Utah 84096

PARCEL I.D.: # 32-14-400-006

SPECIAL WARRANTY DEED

CHRISTINE OLEEN, of Herriman, County of Salt Lake, State of Utah, Grantor, hereby CONVEYS AND WARRANTS, to the extent provided below, but not otherwise, to CHRISTINE M. OLEEN, or her successors, as Trustees of **THE CHRIS OLEEN FAMILY TRUST**, dated the 22nd day of February, 2012, of Herriman, County of Salt Lake, State of Utah, Grantee, for the sum of Ten Dollars (\$10.00), and other good and valuable consideration, all of her undivided interest in and to the real property in Salt Lake County, State of Utah, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO PERMITTED EXCEPTIONS DISCLOSED ON EXHIBIT "B"

The Grantor warrant only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property, which was insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.


POOR COPY
CO. RECORDER

WITNESS the hand of said Grantor this th 26 day of ^{June 2017} ~~November, 2016~~.


CHRISTINE OLEEN

STATE OF UTAH)
)
) :ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this th 26 day of ^{June 2017} ~~November, 2016~~, by CHRISTINE OLEEN.


NOTARY PUBLIC

My Commission Expires: 12/29/2019

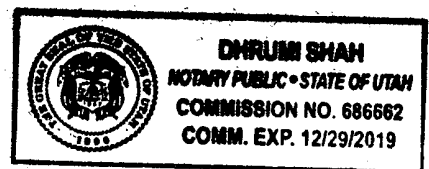


EXHIBIT "A"
Legal Description

A part of the Southeast Quarter of Section 15, Township 4 South, Range 2 West, Salt Lake Base and Meridian Survey, in Salt Lake County, Utah:

Beginning at a point on the Section Line 26.40 feet South 89°50'43" East along said Section Line from the South Quarter Corner of Said Section 15; and running thence North 40°53'59" East 1010.79 feet; thence North 7°33'02" West 765.74 feet; thence North 83°02'38" East 721.080 feet; thence South 28°36'44" East 958.54 feet; thence South 37°35'27" East 547.62 feet; thence South 13°02'51" East 349.97 feet to the Section Line; thence North 89°50'43" West 2149.76 feet along said Section Line to the point of beginning.

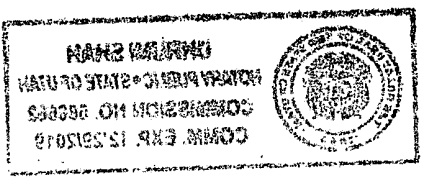


EXHIBIT "B"
Permitted Exceptions

Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereof.

Reservation of mineral rights, etc., as reserved in instrument, recorded March 3, 1948, as Entry No. 1112747, in Book 592, at page 660, also a Notice of Marketable Record Title, recorded January 12, 1965, as Entry No. 2053747, in Book 2280, at Page 421, of Official Records.

Any easements and/or rights of way for the water distribution system and appurtenances of the Rose Creek Irrigation Company and/or the State of Utah Board of Water Resources, as the same may be found to intersect the herein described property, as disclosed by mesne instruments of record, including that certain Easement To Use Distribution System recorded August 24, 1971, as Entry No. 2405221, in Book 2990, at page 675, of Official Records. (Exact location not defined)

EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantor: The Rose Creek Irrigation Company

Grantee: Water and Power Board

Dated: September 10, 1962

Recorded: August 24, 1971 Entry No.: 2405222

Book/Page: 2990/876

The following reservation and exception contained in that certain Special Warranty Deed recorded December 31, 1987, as Entry No. 4570240 in Book 5993, at Page 1370, of Official Records, wherein the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole is Grantor to wit: "The Grantor specifically reserves and excepts unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy on, in or under the above-described land."

Any easements and/or rights of way for the water distribution system and appurtenances of the Rose Creek Irrigation Company and/or the State of Utah Board of Water Resources, as the same may be found to intersect the herein described property, as disclosed by mesne instruments of record, including that certain Easement To Use Distribution System recorded October 28, 1999, as Entry No. 7500058, in Book 8319, at page 1430, of Official Records. (Exact location not defined)

The terms and provisions of the "Farmland Assessment Act of 1969" in Title 59, Chapter 2, Part 5 of the Utah Code, and amendments thereof, disclosed by that certain Application for Taxation of Agricultural Land, dated August 30, 2006, and recorded September 14, 2006, as Entry No. 9844945, in Book 9351, at page 104, of Official Records, which, in part, provides for the right of Salt Lake County to reassess said property for previous years and the collection of additional taxes resulting from any such reassessment.