

RECORDING REQUESTED BY:
Integrated Title Insurance Services, LLC
(801)307-0160

13281150
5/27/2020 11:07:00 AM \$40.00
Book - 10950 Pg - 1553-1556
RASHELLE HOBBS
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS SERVICES
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, MAIL TAX NOTICE TO:
Grantee
2156 Lonsdale Drive
Salt Lake City, UT 84121

SPECIAL WARRANTY DEED

ITS File No.: 83098
PIN: 33-22-300-010, 33-22-400-020, 33-22-401-004, 33-22-200-029, 33-22-400-036 and
33-22-400-032

CAROL EVANS JEPPERSON, Trustee of THE JAMES H. EVANS 2011 FAMILY TRUST, dated
November 21, 2011, a 24% undivided interest, Grantor,

of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT against all
claiming by, through or under the grantor, but not otherwise, to

CEJ REAL ESTATE, LLC, a Utah limited liability company, a 24% undivided interest,, Grantee,

of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100-----
DOLLARS, and other good and valuable considerations the following described tract of land in Salt Lake
County, State of Utah, to-wit:

Lots 101-104

Beginning at point being 2,724.76 feet along the section line and East 90.66 feet from the South Quarter
Corner of said Section 22,
Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running
thence Northwesterly 87.95 feet along the arc of a 445.00 foot radius curve to the right (center bears North
78°40'33" East and
the chord bears North 05°39'43" West 87.81 feet with a central angle of 11°19'27");
thence North 67.80 feet;
thence Northwesterly 72.98 feet along the arc of a 525.00 foot radius curve to the left (center bears West
and the chord bears
North 03°58'56" West 72.92 feet with a central angle of 07°57'52");
thence Northeasterly 11.64 feet along the arc of a 20.00 foot radius curve to the right (center bears North
82°02'08" East and
the chord bears North 08°42'44" East 11.48 feet with a central angle of 33°21'12");
thence Northeasterly 29.92 feet along the arc of a 91.50 foot radius curve to the right (center bears South
64°36'40" East and
the chord bears North 34°45'23" East 29.79 feet with a central angle of 18°44'05");
thence Northeasterly 9.24 feet along the arc of a 20.00 foot radius curve to the right (center bears South
45°52'34" East and the
chord bears North 57°21'46" East 9.16 feet with a central angle of 26°28'41");
thence North 70°36'07" East 1.95 feet;

thence North 70°36'07" East 161.00 feet;
thence Northeasterly 46.97 feet along the arc of a 117.00 foot radius curve to the right (center bears South 19°23'53" East and
the chord bears North 82°06'06" East 46.65 feet with a central angle of 22°59'59");
thence South 86°23'54" East 21.70 feet;
thence Northeasterly 84.69 feet along the arc of a 183.00 foot radius curve to the left (center bears North 03°36'06" East and the
chord bears North 80°20'40" East 83.93 feet with a central angle of 26°30'52");
thence Southeasterly 110.20 feet along the arc of a 263.47 foot radius curve to the right (center bears South 09°07'39" West
and the chord bears South 68°53'27" East 109.39 feet with a central angle of 23°57'49");
thence South 21°46'57" East 1,055.76 feet;
thence South 19°19'20" East 215.18 feet;
thence South 36°19'38" West 148.61 feet;
thence North 89°14'00" West 60.27 feet;
thence South 58°24'06" West 101.09 feet;
thence North 31°35'54" West 1,236.05 feet to the point of beginning.

Lots 105-107

Beginning at point on the Easterly Right-of-Way Line of Camp Williams Road, said point also being 1,529.03 feet along the section line
and East 109.54 feet from the South Quarter Corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian;
and running
thence North 19°23'53" West 329.80 feet along the Easterly Right-of-Way Line of Camp Williams Road;
thence North 1.40 feet along the Easterly Right-of-Way Line of Camp Williams Road;
thence North 19°24'06" West 6.69 feet along the Easterly Right-of-Way Line of Camp Williams Road;
thence North 22°14'09" West 384.58 feet along the Easterly Right-of-Way Line of Camp Williams Road;
thence North 70°36'07" East 298.78 feet;
thence South 31°35'54" East 638.26 feet;
thence Southeasterly 70.94 feet along the arc of a 473.26 foot radius curve to the left (center bears North 84°58'29" East and
the chord bears South 09°19'11" East 70.88 feet with a central angle of 08°35'19");
thence Southwesterly 43.99 feet along the arc of a 30.00 foot radius curve to the right (center bears South 76°23'10" West and
the chord bears South 28°23'35" West 40.15 feet with a central angle of 84°00'50");
thence South 70°24'00" West 372.95 feet to the point of beginning.

Lots 108-109

Beginning at point on the Easterly Right-of-Way Line of Camp Williams Road, said point also being 962.46 feet along the section line
and East 309.04 feet from the South Quarter Corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian;
and running
thence North 19°23'53" West 23.00 feet along the Easterly Right-of-Way Line of Camp Williams Road;
thence North 20°38'37" East 77.72 feet along the Easterly Right-of-Way Line of Camp Williams Road;
thence North 19°23'48" West 50.00 feet along the Easterly Right-of-Way Line of Camp Williams Road;
thence North 78°00'57" West 58.57 feet along the Easterly Right-of-Way Line of Camp Williams Road;
thence North 19°23'53" West 357.67 feet along the Easterly Right-of-Way Line of Camp Williams Road;
thence North 70°24'00" East 268.57 feet;
thence Southeasterly 16.43 feet along the arc of a 28.00 foot radius curve to the right (center bears South 36°47'15" West and
the chord bears South 36°24'22" East 16.19 feet with a central angle of 33°36'45");
thence North 70°24'00" East 35.00 feet;

thence Northwesterly 16.43 feet along the arc of a 28.00 foot radius curve to the right (center bears North 70°24'00" East and the chord bears North 02°47'38" West 16.19 feet with a central angle of 33°36'45");
thence North 70°24'00" East 65.22 feet;
thence Southeasterly 41.88 feet along the arc of a 30.00 foot radius curve to the right (center bears South 19°36'00" East and the chord bears South 69°36'26" East 38.56 feet with a central angle of 79°59'08");
thence Southeasterly 197.92 feet along the arc of a 473.26 foot radius curve to the left (center bears North 60°23'08" East and the chord bears South 41°35'42" East 196.48 feet with a central angle of 23°57'40");
thence South 53°35'36" East 41.66 feet;
thence South 31°35'54" East 107.04 feet;
thence South 89°34'05" East 31.21 feet;
thence South 37°11'42" West 138.60 feet;
thence South 76°33'20" West 128.33 feet;
thence North 06°48'00" West 142.95 feet;
thence North 89°34'05" West 131.00 feet;
thence South 06°48'00" East 347.77 feet;
thence North 89°34'05" West 155.37 feet to the point of beginning.

Being the Proposed BRINGHURST STATION INDUSTRIAL PARK

Being Parcel No.'s 33-22-326-002, 33-22-401-014, 33-22-451-002, and 33-22-401-013

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 27 day of May, 2020.

THE JAMES H. EVANS 2011 FAMILY TRUST,
dated November 21, 2011

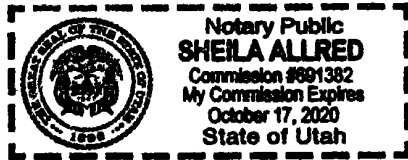
BY: Carol Evans Jepperson
Carol Evans Jepperson, Trustee

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 27th day of May, 2020, personally appeared before me CAROL EVANS JEPPELSON, Trustee of THE JAMES H. EVANS 2011 FAMILY TRUST, dated November 21, 2011 the signer(s) of the above instrument, who duly acknowledged to me that he/she/they executed the same.



Sheila Allred
Notary Public -

My Commission Expires: 10-17-2020
Commission No.: 691382