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6/12/2020 10:58:00 AM \$40.00  
Book - 10959 Pg - 9351-9368  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
INTEGRATED TITLE INS SERVICES  
BY: eCASH, DEPUTY - EF 18 P.

WHEN RECORDED, MAIL TO:

CEJ Real Estate LLC  
Attn: Thomas Jepperson  
2156 Lonsdale Drive  
Salt Lake City, UT 84121

Tax Parcel No(s): \_\_\_\_\_

*(space above for Recorder's use)*

**CORRECTIVE SPECIAL WARRANTY DEED**

On May 27, 2020 MONARCH DEVELOPMENT OF SALT LAKE, L.L.C., a Utah limited liability company, Grantor, conveyed by Special Warranty Deed (the "SWD") to Carol Evans Jepperson, Trustee of the James H. Evans 2011 Family Trust dated November 21, 2011, a twenty-four percent (24%) undivided interest as a Tenant in Common ("Grantee"), a tract of land in the Bluffdale City, Salt Lake County, Utah.

The SWD was recorded as entry No. 13281149 in Book 10950 page 1536 – 1552 in the Office of the Salt Lake County Recorder.

The legal description set forth in the SWD contains a typographical error.

THEREFORE, MONARCH DEVELOPMENT OF SALT LAKE, L.L.C., a Utah limited liability company, Grantor, hereby conveys and warrants only as against all who claim by, through, or under Grantor to Carol Evans Jepperson, Trustee of the James H. Evans 2011 Family Trust dated November 21, 2011, whose address is 2156 Lonsdale Drive, Salt Lake City, UT 84121, a twenty-four percent (24%) undivided interest as a Tenant in Common ("Grantee"), for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in the Bluffdale City, Salt Lake County, Utah:

See **Exhibit A** attached hereto and incorporated by reference herein.

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said land.

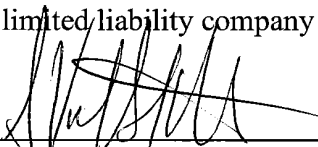
SUBJECT TO taxes and assessments not yet due and payable, and those certain permitted exceptions described on **Exhibit B** attached hereto and incorporated by reference herein.

*[Signature and Acknowledgment Follows]*

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 9<sup>th</sup> day of June, 2020.

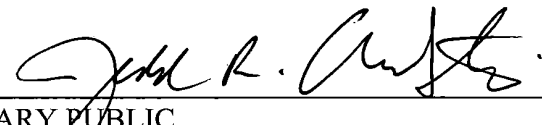
**GRANTOR:**

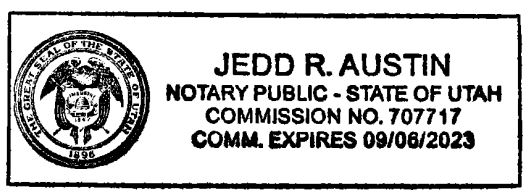
MONARCH DEVELOPMENT OF SALT LAKE, L.L.C.,  
a Utah limited liability company

By:   
S. Val Staker, Manager

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

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of June, 2020, by S. Val Staker, the Manager of MONARCH DEVELOPMENT OF SALT LAKE, L.L.C., a Utah limited liability company, and acknowledged to me that he executed the same on behalf of said entity.

  
NOTARY PUBLIC



**EXHIBIT A**

(Legal Description)

**Bringhurst Station Industrial Park**

**Lots 101-104**

Beginning at point being North 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.

Contains 577,300 Square Feet or 13.253 Acres

**Bringhurst Station Industrial Park**

**Lots 105-107**

Beginning at point on the Easterly Right-of-Way Line of Camp Williams Road, said point also being North 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.

Contains 259,745 Square Feet or 5.963 Acres

**Bringhurst Station Industrial Park**

**Lots 108-109**

Beginning at point on the Easterly Right-of-Way Line of Camp Williams Road, said point also being North 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.

Contains 193,817 Square Feet or 4.449 Acres

**EXHIBIT B**

(Permitted Exceptions)

|   |  |
|---|--|
| <br><b>First American Title™</b> | <b>Title Insurance Commitment</b>  |
|   | ISSUED BY<br><b>INTEGRATED TITLE INSURANCE SERVICES, LLC</b>                                 |
| <b>Schedule B<br/>Part II<br/>Exceptions</b>  | 1092 East South Union Avenue<br>Midvale, UT 84047<br>Phone (801)307-0160 • Fax (801)307-0170 |

Commitment No.: 83098 2nd Amend

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. The Lien of Real Estate Taxes or assessments imposed on the title by a governmental authority that are not shown as existing Liens in the Records of any taxing authority that levies taxes or assessments on real property or in the Public Records.
2. Any Facts, Rights, Interests or Claims that are not shown in the Public Records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Easements, claims of easements or encumbrances that are not shown in the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the Public Records.
5. Claim, Right, Title or Interest to water or water rights whether or not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
7. Unpatented mining claims, reservations or exceptions in patents or in act authorizing the issuance thereof; Indian treaty or aboriginal rights including but not limited to, easements or equitable servitude.
8. Any service, installation, connection, maintenance, or construction charges for sewer, water, electricity or garbage.
9. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

(Note: Exceptions 1-9 will be omitted on an Extended Coverage Lender's Policy and Exceptions 1-4 and 6-9 will be deleted on any Eagle Owner's or Homeowner's Policy contemplated by this commitment.)



**SCHEDULE B - PART II  
EXCEPTIONS  
(Continued)**

10. Taxes for the year 2020, are now a lien, not yet due and payable. New Tax Parcel No. 33-22-326-002; and Former Tax Parcel No.'s 33-22-401-010 and 33-22-401-012.
- Taxes for the year 2019 were paid. Being part of Former Tax Parcel No. 33-22-400-020; 33-22-300-010; 33-22-401-002; 33-22-400-036; 33-22-400-032; 33-22-200-029; 33-22-400-021; 33-22-401-004.
- Current Tax Parcel No.'s 33-22-326-002; 33-22-401-014; 33-22-451-002; and 33-22-401-013
11. This Exception Intentionally Deleted.
12. The right of Salt Lake County to reassess the Tax Assessment on said property in accordance with Secs. 59-2-501 through 59-2-515 Utah Code Ann., (and as Amended) as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Act.
13. Said property is included within the boundaries of Bluffdale City, and is subject to the charges and assessments thereof.
14. Said property is included within the boundaries of Jordan Valley Water Conservancy District, and is subject to the charges and assessments thereof.
15. Said property is included within the boundaries of South Valley Sewer District, and is subject to the charges and assessments thereof.
16. Notice of Adoption of Porter Rockwell Community Development Project Area Plan, recorded March 5, 2013, as Entry No. 11589895, in Book 10114 at Page 634, in the Office of the Salt Lake County Recorder.
17. Any matters that might be disclosed by an accurate survey of said premises.
18. There is a lack of recorded means of ingress or egress to a public road for a portion of the property herein described, and it is assumed that there exists a valid and subsisting easement for that purpose over adjoining properties, but the Company does not insure against any rights based on a contrary state of facts.
19. This Exception Intentionally Deleted.
20. This Exception Intentionally Deleted.
21. This Exception Intentionally Deleted.
22. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: ALVIRAS E. SNOW  
Grantee: THE TELLURIDE POWER COMPANY, a Colorado Corporation  
Location: Exact location not disclosed  
Purpose: To erect and maintain one line of poles and electric transmission circuits.  
Date: May 10, 1902  
Recorded: September 8, 1902  
Entry No.: 161328  
Book/Page: 6-C/259

**SCHEDULE B - PART II**  
**EXCEPTIONS**  
(Continued)

23. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: F. M. Herbert and Gladys Herbert  
Grantee: Knight Power Co.  
Location: Exact location not disclosed  
Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.  
Dated: August 4, 1911  
Recorded: September 1, 1911  
Entry No.: 284472  
Book/Page: 7Y/370

24. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: Frank Herbert  
Grantee: Knight Power Co.  
Location: Exact location not disclosed  
Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.  
Dated: August 23, 1911  
Recorded: September 6, 1911  
Entry No.: 284610  
Book/Page: 8U/281

25. This Exception Intentionally Deleted.

26. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: UTAH POWER CO.  
Grantee: UTAH POWER AND LIGHT COMPANY  
Location: Exact location not disclosed  
Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.  
Dated: February 7, 1913  
Recorded: February 8, 1913  
Entry No.: 305830  
Book/Page: 9-M/69

27. This Exception Intentionally Deleted.

28. This Exception Intentionally Deleted.

29. This Exception Intentionally Deleted.

30. This Exception Intentionally Deleted.

31. This Exception Intentionally Deleted.

32. Right of Way between William O. Fisher and Wife, as Grantor and the State Road Commission of Utah, as Grantee, Recorded February 8, 1941, as Entry NO. 897781, in Book 249 at Page 676, of Official Records.

**SCHEDULE B - PART II**  
**EXCEPTIONS**  
(Continued)

33. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: William and Mary Watson  
Grantee: UTAH POWER AND LIGHT COMPANY  
Location: Exact location not disclosed  
Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.  
Recorded: May 21, 1941  
Entry No.: 904987  
Book/Page: 272/145

34. This Exception Intentionally Deleted.

35. Reserving and excepting unto the FEDERAL LAND BANK OF BERKELEY, an undivided one-half interest in and to all oil, gas, petroleum, naphtha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the property hereinabove described, together with the right of entry and all other rights, including all right of way and easements, which may be necessary for the development, production and removal of all such substances and minerals and full enjoyment, dated June 25, 1941 and recorded November 5, 1941 as Entry No. 917034 in Book 291 at Page 202 of the Official Records.

36. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: LEONA G. HOLBROOK  
Grantee: UTAH POWER AND LIGHT COMPANY  
Location: A tract of land 50 feet in width, being 25 feet on each side of the following described center line:  
  
BEGINNING on West boundary line of Grantor's land at a point 160 feet South and 1320 feet East, more or less, from the Northwest Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence running South 32°01'00" East 2680 feet, more or less, to East boundary line of said land and being in the East 1/2 of the Northwest 1/4 of said Section 22.  
Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.  
Dated: October 16, 1942  
Recorded: November 4, 1942  
Entry No.: 940479  
Book/Page: 327/371

**SCHEDULE B - PART II  
EXCEPTIONS  
(Continued)**

37. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: UTAH FIRE CLAY COMPANY  
Grantee: UTAH POWER AND LIGHT COMPANY  
Location: A tract of land 50 feet in width, being 25 feet on each side of the following described center line:

BEGINNING on West boundary line of grantor's land at a point 2410 feet South, more or less, from the North Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence running South 32°01' East 140 feet, more or less, to fence on South boundary line of said land and being in the Southwest 1/4 of the Northeast 1/4 of said Section 22.

Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.

Dated: September 21, 1942  
Recorded: November 4, 1942  
Entry No.: 940480  
Book/Page: 327/372

38. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: W.G. FISHER AND MAGDALINE FISHER  
Grantee: UTAH POWER AND LIGHT COMPANY  
Location: A tract of land 50 feet in width, and being 25 feet on each side of the following described center line:

Beginning at a fence on North boundary line of grantor's land at a point 2580 feet West, more or less, from the East Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence running South 32°01'00" East 1560 feet to the fence on South boundary line of said land and being in the Northwest Quarter of the Southeast Quarter of said Section 22.

Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.

Dated: December 13, 1942  
Recorded: June 7, 1943  
Entry No.: 944009  
Book/Page: 333/80

39. This Exception Intentionally Deleted.

40. This Exception Intentionally Deleted.

41. This Exception Intentionally Deleted.

42. This Exception Intentionally Deleted.

43. This Exception Intentionally Deleted.

44. This Exception Intentionally Deleted.

45. This Exception Intentionally Deleted.

**SCHEDULE B - PART II**  
**EXCEPTIONS**  
(Continued)

46. This Exception Intentionally Deleted.

47. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: HOLBROOK FARMS, a Partnership  
Grantee: UTAH POWER AND LIGHT COMPANY  
Location: BEGINNING at the intersection of the West boundary line of the Grantors' land and said Southwesterly right of way line of transmission line at a point 207 feet South, and 1320 feet East, more or less, from the Northwest Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence South 32°01' East 2680 feet, more or less, along said Southwesterly right of way line to the East boundary line of said Grantors' land; thence South 207 feet more or less, along said East boundary line to a point 110 feet perpendicularly distant Southwesterly from the above described Northeasterly boundary line of this tract of land; thence North 32°01' West 2680 feet, more or less, being parallel to and 110 feet perpendicularly distant Southwesterly from said Northeasterly boundary line to said West boundary line of Grantors' land; thence North 207 feet, more or less, along said West boundary line to the point of beginning in the East 1/2 of the Northwest 1/4 of said Section 22.

Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.

Dated: September 5, 1963  
Recorded: March 31, 1964  
Entry No.: 1989212  
Book/Page: 2172/27

48. This Exception Intentionally Deleted.

**SCHEDULE B - PART II  
EXCEPTIONS  
(Continued)**

49. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: KAY A. SCHROEDER AND HELEN C. SCHROEDER  
Grantee: THE STATE ROAD COMMISSION OF UTAH  
Location: An easement upon part of an entire tract of property in the Northwest Quarter of the Southeast Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian.  
Said part of an entire tract is a strip of land 10.0 feet in width, parallel to and adjoining easterly a portion of the easterly right of way line of said project. Said portion of the Easterly right of way line is described as follows:  
  
Beginning on the West boundary line of said entire tract at a point approximately 510 feet, North from the Southwest corner of said Northwest 1/4 Southeast 1/4, said point being 100.0 feet perpendicularly distant Easterly from the center line of said project; thence South 19°36' East 540 feet, more or less to the South boundary line of said entire tract.  
Purpose: To construct and maintain an irrigation facility and appurtenant parts thereon upon, and over across the above.  
Date: November 21, 1967  
Recorded: February 8, 1968  
Entry No.: 2233081  
Book/Page: 2631/30

50. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: Harry Rozema and Bessie F. Rozema, his wife; Donald W. Rozema and Elaine B. Rozema, his wife; Don Rozema and Bessie P. Rozema, his wife, Ray E. Austin and Fay D. Austin, his wife; Kurt A. Schroeder and Irene H. Schroeder, his wife  
Grantee: State Road Commission of Utah  
Location: Beginning on the North boundary line at a point approximately 178 feet East from the Northwest corner of said SW1/4SE1/4, said point being 100.0 feet perpendicularly distant easterly from the center line of said project; thence South 19°36' East 359 feet, more or less to a point 100.0 feet perpendicularly distant easterly from center line at Engineer Station 160+20.  
Purpose: Easement for an Irrigation Facility and appurtenant parts thereof incident to the construction of a highway known as project Project No. 0136.  
Date: April 20, 1967  
Recorded: April 4, 1968  
Entry No.: 2239978  
Book/Page: 2646/60

51. This Exception Intentionally Deleted.

**SCHEDULE B - PART II**  
**EXCEPTIONS**  
(Continued)

52. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: Harry Rozema and Bessie F. Rozema, his wife; Donald W. Rozema and Elaine B. Rozema, his wife; Don Rozema and Bessie P. Rozema, his wife, Ray E. Austin and Fay D. Austin, his wife; Kurt A. Schroeder and Irene H. Schroeder, his wife  
Grantee: State Road Commission of Utah  
Purpose: Access Road and Appurtenant Parts  
Date: April 17, 1969  
Recorded: May 6, 1969  
Entry No.: 2286622  
Book/Page: 2751/581

53. This Exception Intentionally Deleted.

54. This Exception Intentionally Deleted.

55. This Exception Intentionally Deleted.

56. This Exception Intentionally Deleted.

57. This Exception Intentionally Deleted.

58. This Exception Intentionally Deleted.

59. This Exception Intentionally Deleted.

60. This Exception Intentionally Deleted.

61. This Exception Intentionally Deleted.

62. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: KAY A. SCHROEDER AND HELEN P. SCHROEDER  
Grantee: UTAH POWER AND LIGHT COMPANY  
Location: A tract of land situate in the Northwest Quarter of the Southeast Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the South boundary line of the Grantor's land at a point 1320 feet North and 1718.2 feet West from the Southeast corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 129.59 feet along said South boundary line; thence North 31°55'00" West 552.10 feet to the West boundary line of said Grantor's land; thence North 6°48'00" West 259.15 feet along said West boundary line; thence South 31°55'00" East 855.26 feet tot the point of beginning.

Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.

Dated: November 17, 1977  
Recorded: April 3, 1978  
Entry No.: 3087281  
Book/Page: 4649/455

**SCHEDULE B - PART II**  
**EXCEPTIONS**  
(Continued)

63. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: HOLBROOK FARMS  
Grantee: UTAH POWER AND LIGHT COMPANY  
Location: BEGINNING at the East boundary line of the Grantors' land and the West line of the Grantee's right of way at a point 2491.4 feet South along the Quarter Section Line from the North Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 209.98 feet along said East boundary line; thence North 31°55' West 2534.31 feet to the West boundary line of said Grantors' land; thence North 208.06 feet along said West boundary line; thence South 31°55' East 2532.06 feet to the point of beginning.  
Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.  
Dated: December 20, 1977  
Recorded: May 3, 1978  
Entry No.: 3101899  
Book/Page: 4665/1207

64. EASEMENT AND CONDITIONS CONTAINED THEREIN

Grantor: B.G. HOLBROOK and BETTY N. HOLBROOK  
Grantee: UTAH POWER AND LIGHT COMPANY  
Location: BEGINNING at the East boundary line of the Grantors' land and the West line of the Grantee's right of way at a point 2491.4 feet South along the Quarter Section Line from the North Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 209.98 feet along said East boundary line; thence North 31°55' West 2534.31 feet to the West boundary line of said Grantor's land; thence North 208.06 feet along said West boundary line; thence South 31°55' East 2532.06 feet to the point of beginning.  
Purpose: To construct, operate, maintain and repair electric transmission and/or distribution system, under, upon and across the above.  
Dated: October 2, 1979  
Recorded: November 28, 1979  
Entry No.: 3369940  
Book/Page: 4994/373

65. This Exception Intentionally Deleted.

66. Subject to Ditches and/or Canals that are within the subject property.

67. Terms, conditions and reservation of Easements as contained in that certain Quit Claim Deed recorded August 23, 1991 as Entry No. 5116473 in Book 6349 at Page 1423 of Official Records.

68. This Exception Intentionally Deleted.

69. This Exception Intentionally Deleted.

70. This Exception Intentionally Deleted.

71. This Exception Intentionally Deleted.



**SCHEDULE B - PART II  
EXCEPTIONS  
(Continued)**

- 72. This Exception Intentionally Deleted.
- 73. This Exception Intentionally Deleted.
- 74. Development Access Agreement between Jordan Valley Water Conservancy District, and Monarch Development of Salt Lake, L.L.C., recorded October 24, 2014, as Entry No. 11935279, in Book 10269 at Page 8970, in the Office of the Salt Lake County Recorder.  
  
Corrected Development Access Agreement, recorded January 28, 2015, as Entry No. 11983532, in Book 10291 at Page 8032, of Official Records.
- 75. This Exception Intentionally Deleted.
- 76. This Exception Intentionally Deleted.
- 77. Subject to the rights of the public over that portion of the property which lies within the bounds of Redwood Road and the Right of Way for said Highway and Appurtenant facilities.
- 78. Matters disclosed by that certain ALTA / ASCM Survey, dated October 14, 2015, prepared by Ensign, as Job No. 6174A, certified by Patrick M. Harris, License No. 286882.
- 79. This Exception Intentionally Deleted.
- 80. This Exception Intentionally Deleted.
- 81. This Exception Intentionally Deleted.
- 82. Easement between Monarch Development of Salt Lake LLC, as Grantor and South Valley Sewer District, as Grantee, recorded April 19, 2019, as Entry No. 12971141, in Book 10771 at Page 5487, of Official Records.
- 83. Easement between Monarch Development of Salt Lake, LLC, as Grantor and south Valley Sewer District, as Grantee, recorded July 15, 2019, as Entry No. 13029262, in Book 10803 at Page 2605, of Official Records.
- 84. Grant of Easements between Monarch Development of Salt Lake, L.L.C., as Grantee, and S.A. McDougal, LLC, and Flyfam, LLC, as Grantees, recorded December 20, 2019, as Entry No. 13153803, in Book 10876 at Page 1637, of Official Records.
- 85. The rights of any tenants, lessees, their creditors, and other parties claiming by, through, or under said tenants, pursuant to any leases, rental agreements, occupancy agreements, and/or assignments thereof.
- 86. Withdrawal of Farmland Assessment, recorded March 17, 2020, as Entry No. 13219606, in Book 10911 at Page 4073, of official Records.  
  
Notice of Rollback Tax Lien, in the amount of \$2,081.64, Recorded March 17, 2020, as Entry No. 13219607, in Book 10911 at Page 4074, of Official Records.
- 87. Notice of Adoption of the Jordan Crossing Community Reinvestment Project Area Plan, recorded March 25, 2020, as Entry No. 13225941, in Book 10915 at Page 5722, of Official Records.
- 88. Easements, including those for installation and maintenance of utilities and drainage facilities, are reserved as shown on the recorded plat of BRINGHURST AREA ROAD DEDICATION.

NOTES and RESTRICTIONS as recited on the recorded plat BRINGHURST AREA ROAD DEDICATION.

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**SCHEDULE B - PART II  
EXCEPTIONS**  
(Continued)