

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
215 South State Street, Ste. 380  
Salt Lake City, UT 84111  
(801)536-3100  
AFTER RECORDING RETURN TO:  
IMN Real Estate Holdings LLC  
4777 West 10400 South  
Payson, UT 84651

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

Escrow No: **NCS-781866-SLC1 (jt)**  
A.P.N.: **30-061-0008**

**JBB Burley Properties, LLC, an Idaho limited liability company, Grantor, of Idaho Falls , Bonneville** County, State of **ID**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**IMN Real Estate Holdings LLC, a Utah limited liability company, Grantee, of Payson , Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

### PARCEL 1:

**BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY FENCE OF A COUNTY ROAD (10400 SOUTH), SAID POINT BEING SOUTH 0° 29' 58" EAST 37.0 FEET FROM THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 0° 29' 58" EAST 2516.66 FEET ALONG THE SECTION LINE TO A RAILROAD RIGHT OF WAY LINE; THENCE NORTH 35° 51' 32" EAST 2225.18 FEET ALONG SAID RAILROAD RIGHT OF WAY LINE; THENCE NORTH 86.31 FEET; THENCE NORTH 35° 51' 32" EAST 218.82 FEET TO THE NORTHERLY LINE OF A DITCH; THENCE NORTH 89° 53' 28" WEST 590.00 FEET ALONG THE NORTH LINE OF SAID DITCH; THENCE NORTH 0° 19' 10" WEST 451.27 FEET ALONG A FENCE TO SAID 10400 SOUTH RIGHT OF WAY FENCE; THENCE SOUTH 89° 48' 23" WEST ALONG THE SOUTH LINE OF SAID 10400 SOUTH, 861.10 FEET TO BEGINNING.**

### PARCEL 2:

**COMMENCING 8 RODS WEST OF THE NORTHEAST CORNER OF BLOCK 44, PLAT "B", PROVO CITY SURVEY OF BUILDING LOTS; THENCE WEST 4 RODS; THENCE SOUTH 6 RODS; THENCE EAST 4 RODS; THENCE NORTH 6 RODS TO THE PLACE OF BEGINNING.**

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Special Warranty Deed - continued

File No.: NCS-781866-SLC1  
(jt)

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2016** and thereafter.

Witness, the hand(s) of said Grantor(s), this **September 19<sup>th</sup>** 2016 .

JBB Burley Properties, LLC, an Idaho limited liability company

By: *Jerry N. Ward*  
Name: Jerry N. Ward  
Title: Manager

STATE OF Idaho )  
County of Bonneville )ss.

On September 19, 2016, before me, the undersigned Notary Public, personally appeared **Jerry N. Ward, Manager of JBB Burley Properties, LLC, an Idaho limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 3/28/18

*Brock Leonardson*  
Notary Public

