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12/18/2019 3:31:00 PM \$40.00
Book - 10874 Pg - 3150-3152
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, RETURN TO:

JF SPRING RUN PARTNERS, LLC
1148 W. LEGACY CROSSING BLVD., STE 400
CENTERVILLE, UT 84014

CT-118282-CAF
TIN 22-08-128-008

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, WORSTER PROPERTIES, LLC, a Utah limited liability company ("Grantor"), whose mailing address is 118 N. Twin Peaks Drive, Layton, UT 84040, hereby conveys and warrants against all who claim by, through or under the Grantor, to JF SPRING RUN PARTNERS, LLC, a Utah limited liability company ("Grantee"), whose mailing address is 1148 W. Legacy Crossing Blvd., Ste 400, Centerville, UT 84014, Grantor's undivided Ten and 450/1000 percent (10.450%) tenant-in-common right, title and interest in the parcel of land located in Salt Lake County, Utah, as more particularly described in Exhibit "A" attached hereto and incorporated herein, together with all improvements located thereon, and all rights, titles and interests therein.

[SIGNATURE PAGE TO FOLLOW]

WITNESS the hand of said Grantor this 16th day of December, 2019.

WORSTER PROPERTIES, LLC,
a Utah limited liability company

By: Randee Worster
Name: Randee Worster
Title: Manager

STATE OF UTAH)
County of DAVIS) : ss.

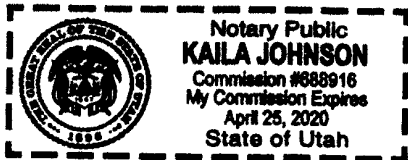
On this 16th day of December, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Randee Worster, to me known and acknowledged to me that the said instrument is the free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument.

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.

Signature: K. Johnson

Residing at: DAVIS County, Utah

My commission expires: 4.25.20



**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

Beginning at a point in the center of Murray-Holladay Road, said point being South 89°50'15" West 156.60 feet from a Salt Lake County Surveyor's monument, said point more specifically described as being South 742.72 feet and West 158.76 feet from the North quarter corner of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 89°50'15" West 213.50 feet along said monument line; thence North 539.54 feet; thence South 85°00'00" East 35.14 feet to a point on the Southerly line of property conveyed to Cottonwood 264 Limited, a Utah limited partnership, in that certain Special Warranty Deed recorded December 27, 1990 as Entry No. 5006182 in Book 6278 at Page 2280 of the official records of the Salt Lake County Recorder; thence along said Southerly line South 70°00'00" East 83.40 feet; thence along said Southerly line North 74°00'00" East 104.16 feet; thence South 536.06 feet to the point of beginning.

EXCEPTING THEREFROM the following described tract of land conveyed to Salt Lake County, a political subdivision of the State of Utah, in that certain Quit Claim Deed recorded June 29, 2016 as Entry No. 12311076 in Book 10447 at Page 4749 of official records, to-wit:

Proposed description of a 33.00 foot wide dedication in favor of Salt Lake County, being more particularly described as follows:

Beginning at the Southeast corner of Grantor's property, said point also being South 742.72 feet and West 158.76 feet from the North quarter of Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 89°50'15" West along the South line of Grantor's property a distance of 213.50 feet to the Southwest corner of said property; thence North along the West line of said property 33.00 feet; thence North 89°50'15" East 213.50 feet to the East line of said property; thence South along the East line of said property 33.00 feet to the point of beginning.

PARCEL 2:

A right-of-way easement, appurtenant to Parcel 1, as provided for in that certain Right-of-Way Agreement recorded May 27, 1983 as Entry No. 3798809 in Book 5462 at Page 1975 of the official records, for the purpose of digging trench and/or making a fill along said right-of-way, and to lay, maintain, operate, repair, remove or replace the pipe line for transportation of storm drainage through and across the following described land:

Beginning at a point South 89°50'15" West 367.77 feet and North 00°09'45" West 539.54 feet from County Nail and Washer, said Nail and Washer being South 00°10'00" West 742.287 feet from the North quarter corner of Section 8, Township 2 South, Range 1 East, Salt lake Base and Meridian and running thence North 27 feet to the South side of Cottonwood Creek right-of-way; thence Easterly along said right-of-way 10 feet; thence South 27 feet, more or less; thence Westerly 10 feet to the point of beginning.

Tax Id No.: 22-08-128-008