After recording return to:

Melissa Busley, Esq. Dunn Carney Allen Higgins & Tongue LLP 851 SW 6th Avenue, Suite 1500 Portland, OR 97204

Until a tax change is requested, all tax statements shall be sent to:

No change.

13585146 3/3/2021 1:12:00 PM \$40.00 Book - 11129 Pg - 4976-4981 **RASHELLE HOBBS** Recorder, Salt Lake County, UT JONES WALDO HOLBROOK MCDONOUGH BY: eCASH, DEPUTY - EF 6 P.

SPECIAL WARRANTY DEED

Grantors: Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust UAD February 25, 2016 as to an 89.5% undivided interest, Bryan L. Jones as to a 1.5% undivided interest, Bryan L. Jones, Trustee of the Bryan L. Jones GST Trust as to a 2% undivided interest, Jeneal Harshman as to a 1.5% undivided interest, Jeneal Harshman, Trustee of the Jeneal Harshman GST Trust as to a 2% undivided interest, LeAnna Jones as to a 1.5% undivided interest, LeAnna Jones, Trustee of the LeAnna Jones GST Trust as to a 2% undivided interest, as tenants in common (collectively, "Grantor").

Grantee: OQUIRRH III, Inc., an Oregon corporation ("Grantee").

Grantor hereby conveys and warrants against all who claim by, through, or under the Grantor to the Grantee the following described real property situated in the County of Salt Lake, State of Utah (the "Property"):

See Exhibit A for Legal Descriptions.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$13,500,000.00.

[See signatures on the following pages.]

Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust STATE OF OREGON)) ss. County of Umatilla) The foregoing instrument was acknowledged before me this // day of September, 2018, by Vicky R. Jones as Trustee of the Vicky R. Jones Survivor's Trust.		
) ss. County of Umatilla The foregoing instrument was acknowledged before me this day of Systember, 2018, by Vicky R. Jones as Trustee of the Vicky R. Jones Survivor's Trust.		
The foregoing instrument was acknowledged before me this day of September, 2018, by Vicky R. Jones as Trustee of the Vicky R. Jones Survivor's Trust.		
Vicky R. Jones as Trustee of the Vicky R. Jones Survivor's Trust.		
CLARENE RENEE JACOBSON NOTARY PUBLIC-OREGON COMMISSION NO. 975323 MY COMMISSION EXPIRES JUNE 06, 2022		
Bryan L. Jones, Trustee of the Bryan L. Jones GST		
STATE OF OREGON) SS. County of Umatilla The foregoing instrument was acknowledged before me this day of Bryan L. Jones as Trustee of the Bryan L. Jones GST Trust.		
NOTARY PUBLIC FOR OREGON		
LeAnna Jones, Trustee of the LeAnna Jones GST		
STATE OF OREGON)) ss.		
County of Umatilla)		
The foregoing instrument was acknowledged before me this / day of / day of / day of / LeAnna Jones, Trustee of the LeAnna Jones GST Trust.		
CLARENE RENEE JACOBSON NOTARY PUBLIC-OREGON COMMISSION EXPIRES JUNE 06, 2022		
2 – SPECIAL WARRANTY DEED Cobb and Mantle DCAPDX_2765240_v1		

BK 11129 PG 4977

Bryan L. Jones

STATE OF OREGON) ss. County of Umatilla)

The foregoing instrument was acknowledged before me this 28 day of 2018, by Bryan L. Jones.

OFFICIAL SEAL
KELSEY DERRY
NOTARY PUBLIC-OREGON
COMMISSION NO. 933444
MY COMMISSION EXPIRES FEBRUARY 22, 2022

NOTARY PUBLIC FOR OREGON

LeAnna Jones

STATE OF OREGON

) ss.

County of Umatilla

The foregoing instrument was acknowledged before me this 18 day of LeAnna Jones.

OFFICIAL STAMP
CLARENE RENEE JACOBSON
NOTARY PUBLIC-OREGON
COMMISSION NO. 975323
MY COMMISSION EXPIRES JUNE 06, 2022

MOTARY PUBLIC FOR OREGON

		Untal Narshman rustee	
	(A)	Joneal Harshman, Trustee of the Jeneal Harshman GST	
	Ovegon to	Trylst	
	STATE OF WASHINGTON) ss.		
	COUNTY OF Wathle)'ss.		
	State of Washington duly commissioned and sw Jeneal Harshman GST Trust that executed the fo	, before me, the undersigned, a Notary Public in and for the vorn personally appeared Jeneal Harshman as Trustee of the Foregoing instrument, and acknowledged said instrument to rust, for the purposes therein mentioned, and on oath stated nt.	
	I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.		
	WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.		
		Fessa Rae Am Vangpm	
_	OFFICIAL STAMP	Signature 1850 RaeAnn Van Epps	
Ì	TESSA RAEANN VANEPPS NOTARY PUBLIC-OREGON	Print Name	
'	COMMISSION NO. 957593 MY COMMISSION EXPIRES JANUARY 02, 2021	NOTARY PUBLIC in and for the State of Washington. My commission expires: And Delivery Commission expires:	
		My commission expires: Jan 2, 2021 Or egon	
	oregon to	Jeneal Harshman	
	STATE OF WASHINGTON)	\mathcal{O}	
	country of Mathla) ss.		
	On this 74th day of Stortember, 2018	3, before me, the undersigned, a Notary Public in and for the	
	State of Washington duly commissioned and sw	vorn personally appeared Jeneal Harshman that executed the	
	foregoing instrument, and acknowledged said in	nstrument to be her free and voluntary act and deed, for the that he was authorized to execute said instrument.	
	nurnoses merein mentioned, and on oath stated	man he was aumorized to execute said monument.	

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

TESSA RAEANN VANEPPS
NOTARY PUBLIC-OREGON
COMMISSION NO. 957593
MY COMMISSION EXPIRES JANUARY 02, 2021

Signature PESSA RALAMA VANEDZ

Print Name

NOTARY PUBLIC in and for the State of Washington.

My commission expires: 100 2,2021 Overyon &

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EXHIBIT A LEGAL DESCRIPTIONS

That portion referred to as Cobb, described as follows:

That portion of the Northwest Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, lying North of Barneys Creek.

Less and Excepting the following described area: Beginning South 89°52' East 792.02 feet from the Northwest Corner of said Section 3; thence South 89°52' East 309.63 feet to State Route 111; thence South 8°01'40" West 375.89 feet; thence North 89°52' West 258 feet; thence North 00°8' East 372.33 feet to the point of Beginning. Less and Excepting State Route 111.

Subject to all easements and rights of way thereupon.

APN: 26-03-100-005

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That portion referred to as Mantle, described as follows:

All of Lots 1 & 2, and that portion of the South half of the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, lying North of Barneys Creek.

Less and Excepting the following described tract: Beginning at the East Quarter Corner of said Section 3; thence West 62.64 feet; thence North 58°23'16" West 19.33 feet; thence North 31°37'37" East 65.34 feet; thence North 0°08'36" West 1402.76 feet; thence Northwesterly along a 4955 foot radius curve to the left 337.9 feet; thence Northwesterly along a 5045 foot radius curve to the right 279.37 feet; thence North 0°35'28" West 465.98 feet; thence Northwesterly along a 50 foot radius curve to the left 77.9 feet; thence North 0°8'27" East 45 feet; thence South 89°51'33" East 123.8 feet; thence South 0°8'36" West 2645.46 feet to the point of Beginning.

Subject to all easements and rights of way thereupon.

APN: 26-03-200-002 (KNA 26-03-200-004)

Also Less and Excepting:

Beginning at a point on the Quarter Section line, said point being North 89°46'30" West 63.04 feet from the East Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian.

Thence North 89°46'30" West 933.84 feet along said Quarter Section line; thence North 0°08'09" East 1605.00 feet; thence South 89°46'30" East 950.00 feet to the West line of 6400 West Street; thence Southerly 136.68 feet along the arc of a 4,955.00 foot radius curve to the right (Center bears

EXHIBIT A – SPECIAL WARRANTY DEED Cobb & Mantle DCAPDX_2765240_v1

South 88°33'20" West and the Chord bears South 00°39'15" East 136.68 feet with a central angle of 01°34'50") along the West line of 6400 South Street; thence South 0°08'09" West 1402.74 feet along the West line of 6400 South Street; thence South 31°37'14" West 65.34 feet; thence South 58°23'39" East 18.86 feet to the point of beginning.