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12/1/2016 2:53:00 PM \$20.00
Book - 10506 Pg - 4907-4912
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE LAYTON
BY: eCASH, DEPUTY - EF 6 P.

When Recorded, Return To:

Kirton McConkie
Attn: Xanna DeGooyer
50 East South Temple
Salt Lake City

16-021622

26-03-200-002

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, ~~the R. LAMAR JONES DECEDENTS SHARE TRUST~~ ("Grantor"), whose address for mailing purposes is PO Box 1068, Pendleton, Oregon 97801 hereby conveys and warrants, against all claiming by, through, or under Grantor, to the BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT, a body corporate and politic of the State of Utah ("Grantee"), whose address for mailing purposes is 7905 South Redwood Road, West Jordan, Utah 84084 the following described property situated in Salt Lake County, Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all: (i) buildings, structures, fixtures, signs, and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; (ii) water and water rights of any and every kind, if any, including, but not limited to, all: wells, well rights, ditches, ditch rights, and stock in water used on the Property or appurtenant thereto; and (iii) all mineral and subsurface rights of any and every kind, if any.

SUBJECT ONLY TO those certain exceptions and encumbrances specifically listed on Exhibit B annexed hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30th day of November, 2016.

** VICKY R. JONES TRUSTEE OF THE R. LAMAR JONES DECEDENTS SHARE TRUST DATED FEBRUARY 25, 2016

[Signatures on following page.]

4834-3432-5565

EXHIBIT A

To Special Warranty Deed

(Legal Description of the Property)

That certain real property located in Salt Lake County, Utah, specifically described as follows:

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 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.

26-03-200-002-0000

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2016 have been paid. Taxes for the year 2017 will accrue as of January 1, 2017. Tax ID No. 26-03-200-002-0000. (2016 taxes were paid in the amount of \$108.44)

2. The terms and provisions of the Farmland Assessment Act of 1969" in Title 59 Chapter 2, Part 5 of the Utah Code, and amendments thereof, disclosed by that certain Application for Taxation of Agricultural Land, dated September 30, 1971 , and recorded September 30, 1971, as Entry No. 2412539, in Book 3002, at Page 506, of Official Records, which, in part, provides for the right of Salt Lake County to reassess said property for previous years and the collection of additional taxes resulting from any such reassessment.

The terms and provisions of the Farmland Assessment Act of 1969" in Title 59 Chapter 2, Part 5 of the Utah Code, and amendments thereof, disclosed by that certain Application for Taxation of Agricultural Land, dated September 28, 1972 , and recorded September 29, 1972, as Entry No. 2488572, in Book 3166, at Page 145, of Official Records, which, in part, provides for the right of Salt Lake County to reassess said property for previous years and the collection of additional taxes resulting from any such reassessment.

Affidavit of Eligibility 2000 and the terms, conditions and limitations contained therein:
Recorded: May 24, 2000
Entry No.: 7645114
Book/Page: 8363 / 5102

Affidavit of Eligibility for the year 2008 and the terms, conditions and limitations contained therein:
Recorded: November 21, 2008
Entry No.: 10565859
Book/Page: 9660 / 2794

3. Subject property is included within the boundaries of West Jordan City and is subject to the charges and assessments thereof. (All charges are paid current and no charges or assessments are currently a lien against the land)

4. THE CITY OF WEST JORDAN, UTAH, A Municipal Corporation, ORDINANCE NO. 621 and the terms, conditions and limitations contained therein:
Recorded: September 4, 1986
Entry No.: 4307382
Book/Page: 5811/2209

5. RESOLUTION 2417, ANNEXING TERRITORY TO THE SALT LAKE COUNTY

SEWERAGE IMPROVEMENT DISTRICT NO. 1 and the terms, conditions and limitations contained therein:

Recorded: December 27, 1996

Entry No.: 6536658

Book/Page: 7565/1384

AFFIDAVIT and the terms, conditions and limitations contained therein:

Recorded: January 9, 1997

Entry No.: 6546030

Book/Page: 7574/2987

6. CERTIFICATE OF ANNEXATION OF THE JORDAN VALLEY WATER CONSERVANCY DISTRICT, dated August 12th, 2009 and the terms, conditions and limitations contained therein:
Recorded: December 14, 2009
Entry No.: 10858618
Book/Page: 9788/2674
7. Any water rights or claims or title to water in or under the land.
8. Intentionally left blank
9. Right of way and easement for any and all facilities appurtenant to the maintenance of the Barneys Creek.
10. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantee: THE TELLURIDE POWER COMPANY
Recorded: June 7, 1916
Entry No.: 361119
Book/Page: 2-Z of Liens and Leases/380
11. Intentionally left blank
12. Intentionally left blank
13. Intentionally deleted
14. NOTICE OF REIMBURSEMENT AGREEMENT and the terms, conditions and limitations contained therein:
Recorded: March 21, 2005
Entry No.: 9327660
Book/Page: 9107/6591
(All charges are paid current and no charges or assessments are currently a lien against the land)
15. Intentionally deleted.

16. Matters as shown on ALTA/NSPS Land Title and Topography Survey by Ensign Engineering, dated 11/16/16, as Project No. 7126.

a. Future 9000 South Right of Way along the South 63.00 feet.

4834-3432-5565, v. 1