$\mathcal{C}_{\mathcal{A}}$

After recording return to:

Heather L. Guthrie, 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:

Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust PO Box 1068 Pendleton, OR 97801 12728061
03/05/2018 02:21 PM \$18.00
Book - 10652 P9 - 7475-7476
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
HEATHER L GUTHRIE, DUNN CARNEY
351 SU SIXTH AVENUE
SUITE 1500
PORTLAND OR 97204
BY: BAP, DEPUTY - MA 2 P.

SPECIAL WARRANTY DEED

Grantor: Vicky R. Jones, Trustee of the Vicky R. Jones Survivor's Trust UAD February 25, 2016, as owner of an

undivided 94% tenants in common interest in the Property

Grantees: Bryan L. Jones, a married man as his separate property, as to an undivided 1.5% tenants in common

interest;

LeAnna Jones, a single woman, as to an undivided 1.5% tenants in common interest; and

Jeneal Harshman, a married woman as her separate property, as to an undivided 1.5% tenants in common interest, (collectively "Grantees")

Grantor hereby conveys and warrants against all who claim by, through, or under the Grantor to the Grantees each an undivided 1.5% tenants in common interest in the following described real property situated in the County of Salt Lake, State of Utah (the "Property"), leaving the Grantor with an undivided 89.5% tenants in common interest in the Property:

See Exhibit A for Legal Descriptions

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. Grantor makes this conveyance as a gift for estate planning purposes.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 2 day of February, 2018.

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 24 day of February, 2018, by Vicky R. Jones

as Trustee of the Vicky R. Jones Survivor's Trust.

OFFICIAL STAMP
HANNAH SMITH
NOTARY PUBLIC - OREGON
COMMISSION NO. 965094
MY COMMISSION EXPIRES AUGUST 10, 2021

NOTARY PUBLIC FOR OREGON

SPECIAL WARRANTY DEED Cobb & Mantel DCAPDX_2620893_v1

EXHIBIT A LEGAL DESCRIPTIONS

TRACT I:

The Northwest Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian.

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.

Also Less and Excepting State Route 111.

Subject to all easements and rights of way thereupon

APN: 26-03-100-005

TRACT II:

All of Lots 1 & 2, and the South half of the Northeast Quarter of Section 3, Township 3 South, Range 2 West. Salt Lake Base and Meridian.

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" Fast 45 feet; thence South 89°51'33" Fast 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

Also less and excepting:

BEGINNING AT A POINT ON PIPELINE CORRIDOR #2 (WEST OF U-111)) RECORDED AS ENTRY 9639657 AT BOOK 9256 AND PAGE 2376 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT LIES SOUTH 89"47'28" EAST 789.429 FEET ALONG THE SECTION LINE (BASIS OF BEARINGS IS SOUTH 89°47'08" EAST BETWEEN A BOLT-IN-PIPE MONUMENT LOCATED AT THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SECTION 9) AND NORTH 83.531 FEET FROM THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON A 3624.180 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 03"53'23" WEST); THENCE ALONG THE ARC OF SAID CURVE 75.677 FEET THROUGH A CENTRAL ANGLE OF 01°11'47" ALONG SAID NORTH LINE OF PIPELINE CORRIDOR; THENCE SOUTH 00°00'20" EAST 31.353 FEET ALONG SAID CORRIDOR TO THE NORTH LINE OF OLD BINGHAM HIGHWAY AS DEFINED BY PARCEL NO. 2 IN ENTRY # 10787132 AT BOOK 9758 AND PAGE 8005 AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE THE FOLLOWING (2) COURSES: 1) NORTH 84°45'45" WEST 118,803 FEET; 2) NORTH 89°55'21" WEST 144,146 FEET; THENCE NORTH 321,444 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE NEW BINGHAM HIGHWAY, AND A POINT ON A 3879.800 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 27°18'24" WEST); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING (2) COURSES: 1) ALONG THE ARC OF SAID CURVE 300.132 FEET THROUGH A CENTRAL ANGLE OF 04°25'56"; 2) NORTH 58°15'40" EAST 90.425 FEET TO A POINT THAT BEARS NORTH FROM THE POINT OF BEGINNING; THENCE SOUTH 500.803 FEET TO THE POINT OF BEGINNING.

SPECIAL WARRANTY DEED Cobb & Mantel DCAPDX_2620893_v1