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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.

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.

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.]

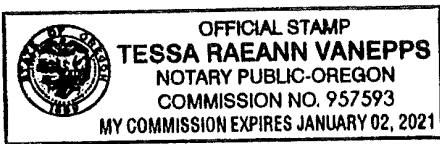
Oregon
STATE OF WASHINGTON)
COUNTY OF Umatilla) ss.

Jeneal Harshman Trustee
Jeneal Harshman, Trustee of the Jeneal Harshman GST Trust

On this 24th day of September, 2018, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared Jeneal Harshman as Trustee of the Jeneal Harshman GST Trust that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said trust, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

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
Signature
Tessa RaeAnn VanEpps
Print Name
NOTARY PUBLIC in and for the State of Washington.
My commission expires: Jan 2, 2021 Oregon

Oregon
STATE OF WASHINGTON)
COUNTY OF Umatilla) ss.

Jeneal Harshman
Jeneal Harshman

On this 24th day of September, 2018, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared Jeneal Harshman that executed the foregoing instrument, and acknowledged said instrument to be her free and voluntary act and deed, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

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
Signature
Tessa RaeAnn VanEpps
Print Name
NOTARY PUBLIC in and for the State of Washington.
My commission expires: Jan 2, 2021 Oregon

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

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

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.