

WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:

SNELL & WILMER L.L.P.  
15 West South Temple, Suite 1200  
Salt Lake City, Utah 84101  
Attn: Wade R. Budge

13977754 B: 11352 P: 6629 Total Pages: 5  
06/29/2022 04:55 PM By: zjorgensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Parcel ID. Nos.: 21-35-128-018;  
21-35-128-019;  
21-35-201-017;  
21-35-201-018;  
21-35-277-037

157505-ETF

(Space Above For Recorder's Use)

**SPECIAL WARRANTY DEED**


For valuable consideration, the receipt of which is hereby acknowledged, GARDNER JORDAN BLUFFS, L.C., a Utah limited liability company ("Grantor"), hereby conveys and warrants to PGM JORDAN BLUFFS, LLC, a Utah limited liability company ("Grantee"), having an address of 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111, against all claiming by, through, or under Grantor, but not otherwise, that certain real property ("Property") located in the County of Salt Lake, State of Utah, described on **Exhibit A** attached hereto and by this reference incorporated herein, subject, however, to the matters set forth on **Exhibit B** attached hereto and by this reference incorporated herein.

Dated this 27<sup>th</sup> day of June, 2022

**GRANTOR:**

GARDNER JORDAN BLUFFS, L.C., a Utah  
limited liability company, by its Manager

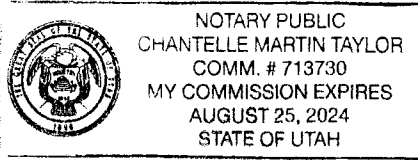
Gardner-Plumb, L.C., a Utah limited liability  
company

By:   
Name: Chastin Gardner  
Title: manager

[Acknowledgement Follows]

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of June, 2022, by Christian Gardner, in his/her capacity as the Manager of GARDNER-PLUMB, L.C., a Utah limited liability company, the Manager of GARDNER JORDAN BLUFFS, L.C., a Utah limited liability company, on behalf of said company.



Chantelle Martin Taylor  
NOTARY PUBLIC  
Residing at: Utah County

**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

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**Legal Description of the Property**

That certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

**PARCEL 1:**

All of Parcel A, JORDAN BLUFFS 2ND AMENDED SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on January 18, 2022 as Entry No. 13871265 in Book 2022P at Page 30.

LESS AND EXCEPTING therefrom any portion lying within the bounds of the following described tract of land, as disclosed by that certain Quit-Claim Deed recorded February 28, 2022 as Entry No. 13900571 in Book 11311 at Page 2734 in the office of the Salt Lake County Recorder, to-wit:

Beginning at a point being South 00°12'34" West 301.72 feet along the section line and West 2,669.23 feet from the Northeast Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 07°32'13" West 46.32 feet; thence South 38°48'22" East 209.80 feet; thence South 01°56'52" West 363.56 feet; thence South 84°02'37" West 6.97 feet; thence South 07°28'47" West 170.34 feet; thence West 169.70 feet; thence North 01°47'04" East 228.13 feet; thence North 01°42'58" West 121.71 feet; thence Northwesterly 168.83 feet along the arc of a 350.00 foot radius curve to the left (center bears South 88°17'02" West and the chord bears North 15°32'05" West 167.19 feet with a central angle of 27°38'14"); thence North 29°21'12" West 95.72 feet; thence Northwesterly 131.39 feet along the arc of a 400.00 foot radius curve to the right (center bears North 60°38'48" East and the chord bears North 19°56'35" West 130.80 feet with a central angle of 18°49'15"); thence North 10°31'57" West 25.65 feet; thence East 223.31 feet to the point of beginning.

**PARCEL 2:**

Lot 204A, JORDAN BLUFFS 2ND AMENDED SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on January 18, 2022 as Entry No. 13871265 in Book 2022P at Page 30.

**EXHIBIT B  
TO  
SPECIAL WARRANTY DEED**

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**Permitted Exceptions**

1. Real property taxes for the year 2022 and thereafter.
2. The Property is located within the boundaries of Midvale City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Central Utah Water Conservancy District, Jordan Bluffs No. 1 Redevelopment Area, Unified Fire Services, and is subject to any and all charges and assessments levied thereunder. None currently due and payable.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Right of Way for Jordan River, and any facilities appurtenant thereto, including but not limited to, water pipelines and ditches, as the same may be found to intersect the Property, together with any rights or asserted rights in and to said River or pertaining to the use and maintenance of said River.
6. Permanent Easement by instrument dated May 6, 2002 and recorded May 17, 2002, as Entry No. 8237087, in Book 8599, at Page 1937.
7. Partial Consent Decree, by and between The United States of America on behalf of The United States Environmental Protection Agency, Sharon Steel Corporation and the State of Utah as disclosed by an Affidavit recorded October 28, 1991 as Entry No. 5145549 in Book 6369 at Page 2544.

Order Confirming Stipulation and Granting Joint Motion for Modification and Termination of Partial Consent Decree, recorded November 29, 2004 as Entry No. 9233667 in Book 9065 at Page 8302.

Stipulation and Joint Motion for Modification and Termination of Partial Consent Decree, recorded November 29, 2004 as Entry No. 9233668 in Book 9065 at Page 8323.

8. Notice of Adoption by the Midvale City Redevelopment Agency of the Jordan Bluffs Redevelopment Area, recorded September 15, 2004 as Entry No. 9173412 in Book 9037 at Page 7001.

Notice of Adoption by the Redevelopment Agency of Midvale City of the Jordan Bluffs Redevelopment Area, recorded January 24, 2005 as Entry No. 9281048 in Book 9086 at Page 7232.

9. Notice of Institutional Controls by Jordan Bluffs Inc., a Utah corporation and Jordan Bluffs II L.C., a Utah Limited Liability Company, recorded March 21, 2005 as Entry No. 9327848 in Book 9107 at Page 7714.
10. Maintenance Agreement between Wasatch Jordan Bluffs, LLC, a Utah limited liability company and Mountain West Capital Partners, LLC, a Utah limited liability company and Gardner Jordan Bluffs, L.C., a Utah limited liability company, dated November 16, 2017 and recorded November 16, 2017 as Entry No. 12660574 in Book 10620 at Page 4583. None currently due and payable.
11. Improvement Agreement by and between Sandy City Corporation, a municipal corporation in the State of Utah and Gardner Jordan Bluffs, L.C., recorded March 11, 2019 as Entry No. 12947548 in Book 10759 at Page 5067.
12. Amended and Restated Master Development Agreement for Jordan Bluffs Project, recorded April 5, 201 as Entry No. 12963264 in Book 10767 at Page 3334. First Amendment to Amended and Restated Master Development Agreement for Jordan Bluffs Project, recorded October 5, 2020 as Entry No. 13416441 in Book 11032 at Page 6511.
13. Declaration for Jordan Bluffs recorded May 1, 2020 as Entry No. 13259853 in Book 10937 at Page 4548.
14. Memorandum of Right of First Refusal recorded May 1, 2020 as Entry No. 13259929 in Book 10937 at Page 5131.
15. Grant of Trail Easement by instrument dated August 3, 2020 and recorded August 11, 2020, as Entry No. 13357327, in Book 10996, at Page 7115.
16. Jordan Bluffs 2nd Amended Subdivision Plat, recorded January 18, 2022 as Entry No. 13871265 in Book 2022P at Page 30.
17. Grant of Easement by instrument recorded June 7, 2022 as Entry No. 13965470 in Book 11346 at Page 1664.
18. Certain matters disclosed on the ALTA/NSPS survey prepared by Ensign Engineering and Land Surveying, Inc., having been certified under the date of June 23, 2022 as Job No. 7082E, by Patrick M. Harris, a Professional Land Surveyor holding License No. 286882: (i) Existing utilities, including but not limited to: storm drain lines, catch basins, and cleanouts; water valve; and a gas line located on and across the Property without recorded easements, and (ii) Existing fences not located on boundary lines.