



14263538 B: 11504 P: 2028 Total Pages: 2
07/12/2024 11:38 AM By: aallen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY
8000 SOUTH REDWOOD ROAD WEST JORDAN, UT 84088



MAIL TAX NOTICE TO GRANTEE:
City of West Jordan, Utah
8000 Redwood Road
West Jordan, Utah 84088-4604
File Number: 2485360MS

SPECIAL WARRANTY DEED

M H Jones Family, LLC

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS against the acts of Grantor Only to

City of West Jordan, Utah,

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 26-03-400-005

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2024 and thereafter.

Effective as of this 8th day of July, 2024.

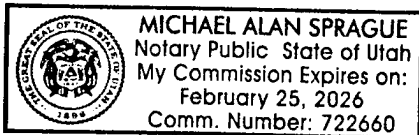
M H Jones Family, LLC

By Michael L. Jones
Its Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 12 day of July, 2024, personally before me appeared Michael L. Jones, who proven on the basis of satisfactory evidence is the Manager of M H Jones Family, LLC, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



Notary Public
Commission Expires: 02/25/26

EXHIBIT A

PARCEL 1:

A part of the Southeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian (Basis of Bearing is N0°08'45"E 2637.41 feet along the Section line from the West Quarter Corner to the Northwest Corner of Section 3, T3S, R2W, SLB&M), located in Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located along the Section line and the Northeast corner of that Special Warranty Deed Entry No. 13593473 on file in the office of the Salt Lake County Recorder on December 28th, 2021, said point also being located S89°46'19"E 2646.61 feet along the Section Line from the West Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian; thence continue along the Section line S89°46'19"E 2,584.92 feet to the property described in Final Court Order Case No. 040926780 on file as Entry No. 10059359 in the office of the Salt Lake County Recorder recorded on April 6th, 2007; thence along said Court Order S58°23'20" E 20.65 feet to the Westerly Right of Way line of 6400 West Street as established by the COPPERFIELD SUBDIVISION PHASE 1 - FINAL PLAT, on file in the office of the Salt Lake County Recorder as Entry No. 9358906 recorded on April 26th, 2005; thence along said Right of Way S 00°08'36" W 81.05 feet; thence N44°53'10"W 35.14 feet; thence N89°46'19"W 2515.25 feet; thence S45°13'41"W 22.43 feet; thence S00°13'41"W 7.00 feet; thence N89°46'19"W 46.50 feet to said aforementioned Deed Entry No. 13593473; thence along said Deed N00°07'41"E 89.86 feet to the point of beginning.

PARCEL 2:

A part of the Southeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian (Basis of Bearing is N0°08'45"E 2637.41 feet along the Section line from the West Quarter Corner to the Northwest Corner of Section 3, T3S, R2W, SLB&M), located in Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located S89°46'19"E 5069.24 feet along the Section Line and S0°13'41"W 67.00 feet from the West Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian; running thence S89°46'19"E 155.14 feet; thence S44°53'10"E 35.14 feet to the westerly right of way of 6400 West; thence along said right of way S00°08'36"W 227.64 feet; thence N89°47'54"W 180.00 feet; thence N00°08'36"E 252.52 feet to the point of beginning.