

12357190
9/1/2016 3:55:00 PM \$20.00
Book - 10471 Pg - 9761-9764
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

Mail Tax Notice to:

Zumpano, Patricios, Winker & Helsten

Attn: Bradley R. Helsten
2061 E. Murray-Holladay Rd.
Holladay, UT 84117

CTIA 85997-AE

SPECIAL WARRANTY DEED

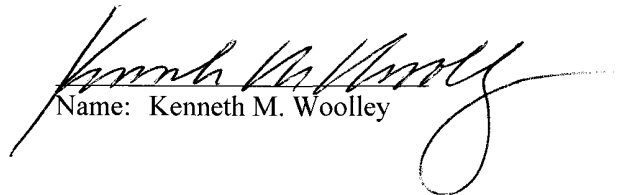
KENNETH M. WOOLLEY, an individual ("**Grantor**") of 2795 E. Cottonwood Pkwy. #400, Salt Lake City, County of Salt Lake, State of Utah, 84121 hereby Conveys and Warrants against all those claiming by, through or under it to ROSEHILL PROPERTIES, LLC, a Utah limited liability ("**Grantee**") located at 2795 E. Cottonwood Pkwy., #400, Salt Lake City, County of Salt Lake, State of Utah, 84121 for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A"

Subject to City and/or County taxes and assessments, not delinquent, and matters of record.

IN WITNESS WHEREOF, this Special Warranty Deed is executed on July 31, 2016.


GRANTOR:


Name: Kenneth M. Woolley

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

THE STATE OF UTAH §
 §
COUNTY OF SALT LAKE §

The foregoing instrument was acknowledged before me on this 1 day of August, 2016 by Kenneth M. Woolley, an individual.



NOTARY PUBLIC

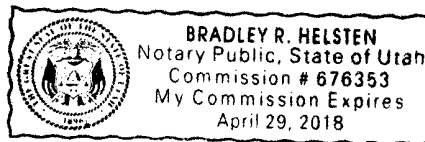


Exhibit "A"

Legal Description

Parcel 1: 32-04-400-009

Beginning at the South East corner of Section 4, Township 4 South, Range 2 West, Salt Lake Base and Meridian, said point being on the East line of Section 4, Township 4 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 89°52'45" West 286.46 feet; thence North 00°21'16" East 760.32 feet; thence North 89°52'45" East 286.46 feet; thence South 00°21'06" West 760.32 feet along said Easterly line to the point of beginning.

Together with a right of way of ingress and egress over and across the following described property:

Beginning South 1880.0 feet from the East quarter corner of Section 4, Township 4 South, Range 2 West, Salt Lake Base and Meridian, said point also being the Northeast corner of the above described property, and running thence West 660 feet to the center of an existing county road, thence North 25 feet along said centerline, thence East 660 feet to the section line, thence South 25 feet along said section line to the point of beginning.

Situate in Salt Lake County, State of Utah.

Subject to easements, restrictions and rights-of-way currently of record and general property taxes for the year 1995 and thereafter.

Parcel 2: 32-04-400-041

Beginning at a point South 89°52'45" West 286.46 feet from the Southeast Corner of Section 4, Township 4 South, Range 2 West, Salt Lake Base and Meridian; running thence South 89°52'45" West 9.09 feet, more or less, thence North 0°21'06" East 760.94 feet; thence East 9.09 feet; thence South 0°21'16" West 760.32 feet to the point of beginning.

Parcel 3: 32-04-400-076

Beginning at a point which North 00°21'06" East 760.32 feet along the Section line from the Southeast corner of Section 4, Township 4 South, Range 2 West, Salt lake Base and Meridian; thence West 669.00 feet; thence North 35°13'09" East 15.90 feet; thence East 660.00 feet; thence South 00°21'06" West 12.99 feet to the point of beginning.

Parcel 4: 32-04-400-047

Beginning South 1880.0 feet from the East quarter corner of Section 4, Township 4 South, Range 2 West, Salt Lake Base and Meridian; and running thence West 660 feet to the center or an

existing county road; thence North 25 feet along said centerline; thence East 660 feet to the section line; thence South 25 feet along said section line to the point of beginning.

12285560
5/24/2016 12:33:00 PM \$20.00
Book - 10434 Pg - 3711-3713
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
AFTER RECORDING RETURN TO:
Rosehill Properties, LLC
5263 Commerce Drive
Murray, UT 84107

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **NCS-575472-B-SLC1 (cp)**
A.P.N.: **32-09-200-028-0000, 32-04-400-040-0000, 32-04-400-031-0000, 32-09-200-029-0000, 32-09-200-027-0000**

JEDSCO, L.L.C., a Utah limited liability company, Grantor, of **Draper, Salt Lake** County, State of **UT**, hereby CONVEYS AND WARRANTS to

Rosehill Properties, LLC, a Utah limited liability company, Grantee, of **Murray, Salt Lake** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

Parcel 1: (32-04-400-031-0000)

Beginning at a point South 89°52'45" West 295.55 feet and North 00°21'06" East 288.00 feet and North 89°31'09" West 571.14 feet and North 00°28'51" East 52.44 feet from the Northwest Corner of Section 10, Township 4 South, Range 2 West, Salt Lake Base & Meridian; and running thence North 89°31'09" West 447.13 feet; thence South 00°21'06" West 349.03 feet; thence South 00°28'51" West 154.97 feet; thence South 89°31'09" East 446.34 feet; thence North 00°28'51" East 504.00 feet to the point of beginning.

Parcel 2: (32-04-400-040-0000)

Beginning at a point South 89°52'45" West 295.55 feet from the Southeast Corner of Section 4, Township 4 South, Range 2 West, Salt Lake Base & Meridian; and running thence South 00°28'51" West 124.06 feet; thence North 89°31'09" West 571.79 feet; thence North 00°28'51" East 412.5 feet, more or less; thence South 89°31'09" East 571.14 feet; thence South 00°21'06" West 288 feet to the point of beginning. (See Deed 9964820=Need Surveyed Legal)

Parcel 3: (32-09-200-027-0000)

Beginning at a point South 89°52'45" West 295.55 feet and South 00°28'51" West 805.00 feet and South 65°16'21" West 631.97 feet and North 00°28'51" East 406.58 feet from the Northwest Corner of Section 10, Township 4 South, Range 2 West, Salt Lake Base & Meridian; and running thence North 89°31'09" West 446.34 feet; thence North 00°28'51" East 504.00 feet; thence South 89°31'09" East 446.34 feet; thence South 00°28'51" West 504.00 feet to the point of beginning.

Parcel 4: (32-09-200-028-0000)

Beginning at a point South 89°52'45" West 295.55 feet and South 00°28'51" West 124.06 feet from the Northwest Corner of Section 10, Township 4 South, Range 2 West, Salt Lake Base & Meridian; and running thence South 00°28'51" West 165.92 feet; thence North 89°31'09" West 571.79 feet; thence North 00°28'51" East 165.92 feet; thence South 89°31'09" East 571.79 feet to the point of beginning.

Parcel 5: (32-09-200-029-0000)

Beginning South 89°52'45" West 295.55 feet and South 0°28'51" West 289.98 feet from the Northeast Corner of Section 9, Township 4 South, Range 2 West, Salt Lake Base & Meridian; thence South 0°28'51" West 559.53 feet, more or less; thence South 65°16'27" West 620.22 feet, more or less; thence North 24°43'33" West 25 feet; thence North 0°28'51" East 801.06 feet, more or less; thence South 89°31'09" East 571.79 feet to the point of beginning. (See Deed 9964820=Need Surveyed Legal)

Parcel 18: (50 foot easement and right of way)

Parcels 1, 2, 3, 4, 5 & 14 are subject to and together with the following described two right of ways: (as disclosed by mesne documents of record, including Warranty Deed recorded January 8, 2007 as Entry No. 9964820 in Book 9405 at Page 7394)

A 50 foot easement and right of way being 25 feet on either side of the following described centerlines to-wit:

Beginning at a point South 89°52'45" West 295.55 feet and North 0°21'06" East 288.00 feet from the Southeast Corner of Section 4, Township 4 South, Range 2 West, Salt Lake Base & Meridian; running thence North 89°31'09" West 571.14 feet; thence South 0°28'51" West 1362.14 feet.

Also, Beginning at a point South 89°52'45" West 295.55 feet and North 0°21'06" East 288.00 feet and North 89°31'09" West 571.14 feet from the Southeast Corner of Section 4, Township 4 South, Range 2 West, Salt Lake Base & Meridian; running thence North 0°28'51" East 72.94 feet; thence North 26°49'40" East 442.87 feet.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2016 and thereafter.

Witness, the hand(s) of said Grantor(s), this 20 May 2016

JEDSCO, L.L.C., a Utah limited liability company

By: [Signature]
Name: S. Douglas Cline
Title: Authorized Manager

STATE OF Utah)
County of Salt Lake)ss.

On May 20, 2016, before me, the undersigned Notary Public, personally appeared S. Douglas Cline, Authorized Manager of JEDSCO, L.L.C., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

[Signature]
Notary Public

