

Ent: 432941 - Pg 1 of 6
Date: 7/29/2016 12:19:00 PM
Fee: \$23.00
Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: Highland Title

WHEN RECORDED RETURN TO:
Utah Youth Village Inc., a Utah Corporation
5600 S. HIGHLAND DR.
SLC, UT 84121

File No.: 35611

Sidwell # 03-023-0-0016 and 03-020-0-0002

WARRANTY DEED

JRL Holdings #2, LLC, a Utah Limited Liability Company

GRANTOR, herby CONVEY (S) AND WARRANT (S) to

Utah Youth Village Inc., a Utah Corporation,

GRANTEE,

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract (s) of land in Tooele County, State of Utah described as follows:

See "Exhibit A" attached Herto

Reserving unto Grantor all rights associated with the "Irrigation Easement," as defined and conveyed in favor of the Property in Section 1.b. of that certain Declaration of Easement dated August 3, 2007, and recorded with the Tooele County Recorder on August 3, 2007, as Entry No. 2904260.

Subject to easements, reservations, covenants, conditions, encumbrances, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for 2016 and thereafter.

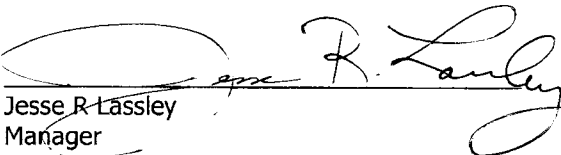
Subject further to the covenants, reservations and conditions set forth in Exhibit B attached hereto, which covenants, reservations and conditions Grantee, for itself and its assigns, transferees and successors in interest, agrees to be bound by and which are intended to, and shall, run with the Property and shall bind successors to the Property in perpetuity.

The Property is being conveyed in AS-IS, Where-IS, WITH ALL FAULTS condition and Grantor disclaims any warranty or merchantability or fitness for a particular purpose, express or implied

WITNESS, the hand of said grantor this 28th day of July, 2016.

Grantor:
JRL HOLDINGS #2, LLC

Grantee:
Utah Youth Village, Inc., a Utah Corporation


Jesse R Lassley
Manager

SIGNED IN COUNTERPART
Eric W. Bjorklund
President

WHEN RECORDED RETURN TO:

Utah Youth Village Inc., a Utah Corporation

5800 S. HIGHLAND DR.

SLC, UT 84121

File No.: 35611

Sidwell # 03-023-0-0016 and 03-020-0-0002

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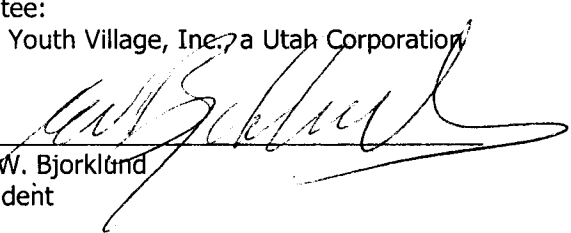
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SIGNED IN COUNTERPART

Jesse R Lassley
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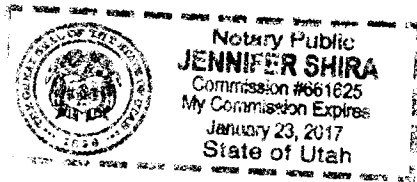

Eric W. Bjorklund
President

State of Utah
County of Salt Lake

On this 28 day of July, 2016, _____ personally appeared before me, undersigned Notary Public, Jesse R Lassley, Manager of JRL HOLDINGS #2, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to the person whose name is subscribed to the within instrument and acknowledged before me that he executed the same for and in behalf of JRL Holdings #2, LLC.

Notary Public

My commission expires: 03/17



State of Utah
County of Salt Lake

On this ____ day of _____, 2016, personally appeared before me, the undersigned Notary Public, Eric J. Bjorklund, President of Utah Youth Village, Inc., personally known to me (or proved to me on the basis of satisfactory evidence) to the person whose name is subscribed to the within instrument and acknowledged before me that he executed the same for and in behalf of Utah Youth Village, Inc.

Notary Public

My commission expires: _____

State of Utah
County of Salt Lake

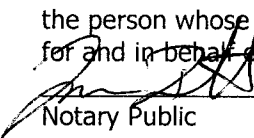
On this _____ day of _____, _____ personally appeared before me, undersigned Notary Public, Jesse R Lassley, Manager of JRL HOLDINGS #2, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to the person whose name is subscribed to the within instrument and acknowledged before me that he executed the same for and in behalf of JRL Holdings #2, LLC.

Notary Public

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State of Utah
County of Salt Lake

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Notary Public

My commission expires: 1/6/19



EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Northeast corner of the Southeast Quarter of Section 14, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence South 1089 feet; thence West 330 feet; thence South 396 feet; thence East 305 feet; thence South 89.51 feet; thence South 42°15' West 998.09 feet; thence West 619 feet; thence North 990 feet; thence West 1320 feet; thence North 1320 feet; thence East 2640 feet to the point of beginning.

Also described as:

Commencing at the Northeast corner of the Southeast Quarter of Section 14, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running thence South 16 chains to the North boundary line of that property described in that certain Warranty Deed recorded in Book GG, at Page 186-187; thence West 5 chains; thence South 6 chains; thence East 5 chains; thence South 13 chains; thence West 20 chains; thence North 15 chains; thence West 20 chains; thence North 20 chains; thence East 40 chains to the point of beginning.

Less and excepting therefrom the following described property:

Beginning South 00°22'57" East 2310.00 feet and South 89°43'03" West 25 feet from the East Quarter Corner of Section 14; Township 3 South, Range 4 West, Salt lake Base and Meridian, on the West line of Blue Peak Drive as extended; running thence South 89°43'03" West 676.00 feet to the Easterly right of way line of Ericson Road; thence North 42°15' East 998.09 feet along said Ericson Road to the West line of said Blue Peak Drive; thence South 00°22'57" East along the West line of Blue Peak Drive as extended 735.59 feet to the point of beginning.

Less and excepting therefrom that portion contained in the road.

And further excepting therefrom any portion lying within the Stonebridge Estates Subdivision, Phase 1 and Entry No. 298828, in Book 16, at Page 73.

Tax Parcel No. 03-023-0-0016

Parcel 2

The North half of the Southwest Quarter, Section 14, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

Less and excepting therefrom that portion contained in the road.

Tax Parcel No. 03-020-0-0002

EXHIBIT B

COVENANTS, RESERVATIONS AND CONDITIONS

By acceptance of this Deed, Grantee agrees, for itself and its assigns, transferees and successors in interest, to be bound by all of the covenants set forth in this Exhibit B.

1. Grantor reserves all rights associated with the "Irrigation Easement," as defined and conveyed in favor of the Property in Section 1.b. of that certain Declaration of Easement dated August 3, 2007, and recorded with the Tooele County Recorder on August 3, 2007, as Entry No. 2904260 (the "Irrigation Easement Rights").
2. Grantor agrees that in the event Grantor sells the Irrigation Easement Rights to a third party not affiliated with Grantor or Jesse Lassley, Grantee shall have a onetime right of first refusal to purchase the Irrigation Easement Rights on the same terms and conditions as offered by a bona fide buyer, provided Grantee provides written notice to Grantor of its exercise of the right of first refusal within fifteen (15) days of notice, and closes the sale within thirty (30) days thereafter.
3. Grantee agrees that neither Grantee nor its affiliates will seek to acquire access to the Middle Canyon Irrigation Ditch for irrigation water for the Property so long as Grantor, or an affiliate of Grantor, is the holder of the Irrigation Easement Rights. For purposes of this Deed, the term affiliate shall mean an entity owned or controlled in whole or in part by Grantor or Jesse Lassley.
4. Grantee shall include in any deed or other instrument conveying or transferring an interest in the Property provisions substantially similar to those contained in this Exhibit B, such that the transferee under such deed, title or instrument shall be bound by those provisions to the same extent as Grantee.