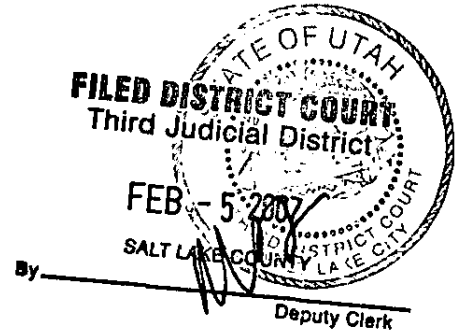


.10059359

10059359
04/06/2007 02:05 PM \$0.00
Book - 9446 Pg - 8356-8365
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
WEST JORDAN CITY
8000 S REDWOOD RD
WEST JORDAN UT 84088
BY: KAM, DEPUTY - MI 10 P.

Steven W. Allred, #0060
1007 E. North Bonneville Drive
Salt Lake City, Utah 84103
Telephone: (801) 550-9611
Attorney for Plaintiff



IN THE THIRD DISTRICT COURT FOR SALT LAKE COUNTY

STATE OF UTAH

CITY OF WEST JORDAN,

Plaintiff,

v.

THE MERLIN H. JONES FAMILY PARTNERSHIP, LTD; R. LAMAR JONES and VICKY R. JONES, TRUSTEES of the R. LAMAR AND VICKY R. JONES REVOCABLE TRUST; TELLURIDE POWER COMPANY, presently doing business as PACIFICORP; U.S. WEST COMMUNICATIONS, INC., presently doing business as QWEST COMMUNICATIONS CORPORATION; and JOHN DOES 1-10,

Defendants.

FINAL ORDER
OF CONDEMNATION AND
JUDGMENT OF
JUST COMPENSATION

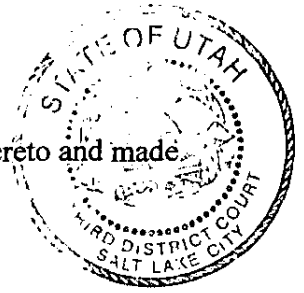
Case No. 040926780

Judge Denise P. Lindberg

The parties' Stipulation and Joint Motion for a Final Order of Condemnation and Judgment of Just Compensation in the above-referenced matter having come before the Court and based thereon and good cause otherwise appearing, it is hereby

ORDER, ADJUDGED AND DECREED that:

1. Plaintiff is a political subdivision of the State of Utah vested with the power of eminent domain over the Subject Properties more specifically described in Exhibits A, B, C, D

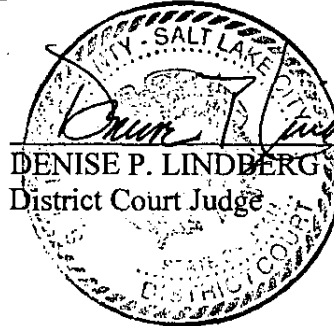
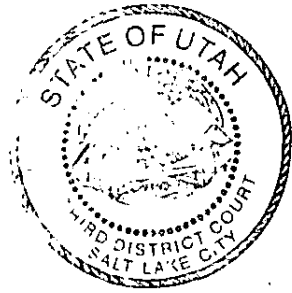


and E and as further described on the maps shown as Exhibits F and G attached hereto and made a part hereof ("Subject Properties").

2. Jones is the fee-title owner of the subject properties.
3. Jurisdiction and venue in this Court are proper.
4. Plaintiff has previously deposited the sum of \$273,105.00 and has been awarded immediate occupancy of the Subject Properties.
5. The just compensation for the Subject Properties is \$375,000.00.
6. Plaintiff is entitled to a Final Order of Condemnation on the Subject Properties thereby vesting fee-title to the Subject Properties in Plaintiff.
7. Jones is entitled to just compensation in the total amount of \$375,000.00 and in total satisfaction of any and all additional claims for compensation, costs or fees, Plaintiff shall, within fifteen (15) days from the entry of the Final Order of Condemnation and Judgment of Just Compensation, pay to Jones and its attorney, the difference between the amount of just compensation and the amount previously deposited, to wit: \$101,895.00.
8. Within ten days from receipt of payment of just compensation Jones shall file, with the clerk of this Court, a Satisfaction of Judgment.
9. Plaintiff is authorized to file the Final Order of Condemnation and Judgment of Just Compensation with the County Recorder of Salt Lake County.

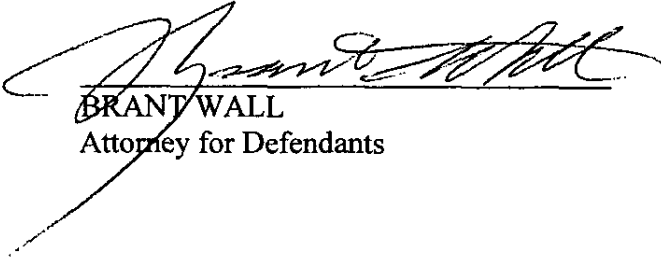
10. Each party shall bear its own costs, fees and attorney's fees.

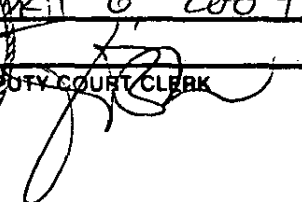
DATED this 5th day of February, 2007.



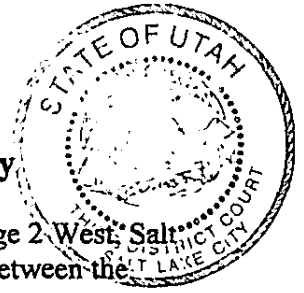
APPROVED AS TO FORM:

DATED this 25 day of January, 2007.


BRANT WALL
Attorney for Defendants

I CERTIFY THAT THIS IS A TRUE COPY OF
AN ORIGINAL DOCUMENT ON FILE IN THE
THIRD DISTRICT COURT, SALT LAKE
COUNTY, STATE OF UTAH.
DATE: APR 6 2007

DEPUTY COURT CLERK

**6400 West Addition
Jones Family Partnership Portion of the Subject Property**

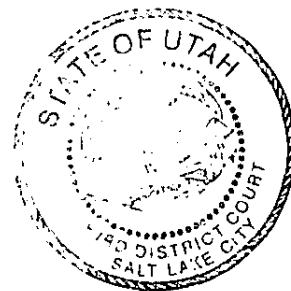


A parcel of land lying in the Southeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian (Basis of Bearing being South 00°08'30" West 2645.53 feet between the East Quarter Corner and the Southeast Corner of said Section 3):
Beginning at the East Quarter Corner of said Section 3; and running thence South 00°08'30" West 1076.85 feet along the East Line of the Southeast Quarter of said Section 3 to a point on the arc of a 390.00-foot radius curve to the right (Bearing to Center being North 62°20'45" East); thence Northwesterly 189.20 feet along the arc of said curve through a central angle of 27°47'45" (Chord Bearing and Distance being North 13°45'22" West 187.35 feet); thence North 00°08'30" East 894.88 feet; thence East 45.00 to the East Quarter Corner of said Section 3, said point being the Point of Beginning.

Contains 45,794.16 sq. ft., 1.05 acres

Exhibit "A"

**6400 WEST ADDITION
Jones Trust Portion of the Subject Property**

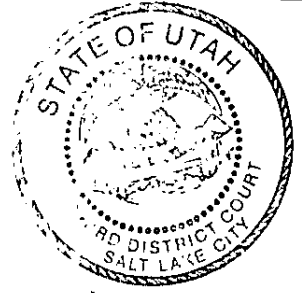


A parcel of land lying in the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian (Basis of Bearing being South 00°08'30" West 2645.53 feet between the East Quarter Corner and the Southeast Corner of said Section 3):

Beginning at the East Quarter Corner of said Section 3; and running thence West 45.00 feet; thence North 00°08'30" East 0.11 feet; thence North 00°08'36" East 1468.41 feet to the point of curvature of a 4955.00-foot radius curve to the left; thence Northwesterly 337.90 feet along the arc of said curve through a central angle of 03°54'26" (Chord Bearing and Distance being North 01°48'37" West 337.84 feet) to a point of reverse curvature of a 5045.00-foot radius curve to the right; thence Northwesterly 279.37 feet along the arc of said curve through a central angle of 03°10'22" (Chord Bearing and Distance being North 02°10'39" West 279.33 feet); thence North 00°35'28" West 465.98 feet to the point of curvature of a 50.00-foot radius curve to the left; thence Northwesterly 77.90 feet along the arc of said curve through a central angle of 89°16'05" (Chord Bearing and Distance being North 45°13'31" West 70.26 feet); thence north 00°08'27" East 45.00 feet to a point on the North line of the Northeast Quarter of said Section 3; thence South 89°51'33" East 123.80 feet along said North line to the Northeast Corner of said Section 3; thence South 00°08'36" West 2645.46 feet along the East line of the Northeast Quarter Corner of said Section 3 to the East Quarter Corner of said Section 3, said point being the Point of Beginning.

Contains 143,029.36 sq. ft., 3.28 acres

Exhibit "B"

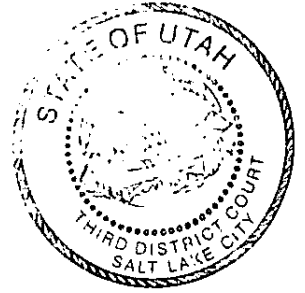


**Barney's Wash Condemnation Description
Lamar Jones Property**

A parcel of land lying in the Southeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian (Basis of Bearing being South $00^{\circ}08'30''$ West 2645.53 feet between the East Quarter Corner and the Southeast Corner of said Section 3):
Beginning at a point which lies West 45.00 feet along the South line of the Southeast Quarter of said Section 3 from the East Quarter Corner of said Section 3; and running thence West $17.64'$ feet along said South line; thence North $58^{\circ}23'16''$ West 19.33 feet; thence North $31^{\circ}37'37''$ East 65.34 feet; thence South $00^{\circ}08'36''$ West 65.65 feet; thence South $00^{\circ}08'30''$ West 0.11 feet to a point on the South line of the Southeast Quarter of said Section 3, said point being the Point of Beginning.

Contains 1,211.52 sq. ft., 0.03 acres

Exhibit "C"



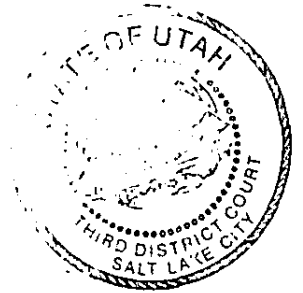
**Barney's Wash Condemnation Description
Merlin Jones Property**

A parcel of land lying in the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian (Basis of Bearing being South 00°08'30" West 2645.53 feet between the East Quarter Corner and the Southeast Corner of said Section 3):

Beginning at a point which lies West 45.00 feet along the North line of the Northeast Quarter of said Section 3 from the East Quarter Corner of said Section 3; and running thence South 00°08'30" West 10.84 feet; thence North 58°23'16" West 20.68 feet to a point on the North line of the Northeast Quarter of said Section 3; thence East 17.64' feet along said North line to the Point of Beginning.

Contains 95.57 sq. ft., 0.002 acres

Exhibit "D"



Barney's Wash Condemnation Description

A parcel of land lying in the Northeast Quarter and the Northwest Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian (Basis of Bearing being South 00°08'30" West 2645.53 feet between the East Quarter Corner and the Southeast Corner of said Section 3): Beginning at a point which lies North 89°51'27" West 45.00 feet from the the East Quarter Corner of said Section 3; and running thence South 00°08'30" West 10.95 feet; thence North 58°23'16" West 40.01 feet; thence North 31°37'37" East 65.34 feet; thence South 00°08'36" West 65.65 feet to the Point of Beginning.

Contains 1,306.91 sq. ft., 0.03 acres

Exhibit "E"

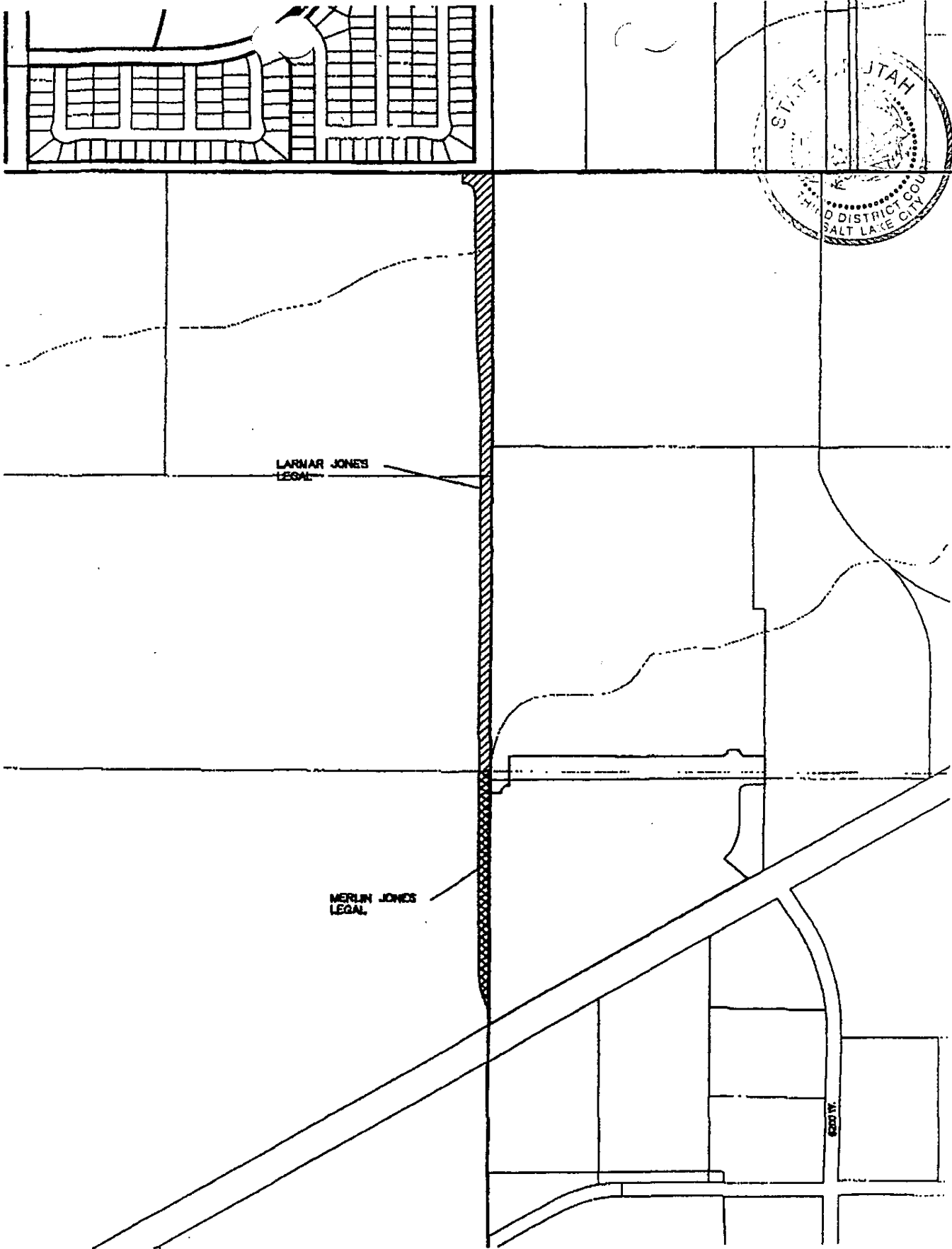


Exhibit "F"

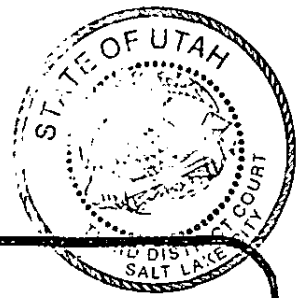


EXHIBIT MAP
JONES PARCELS FOR COPPERFIELD SUBDIVISION
6400 WEST NEW BUNGHAM HIGHWAY
LOCATED IN THE WEST HALF OF SECTION 3,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

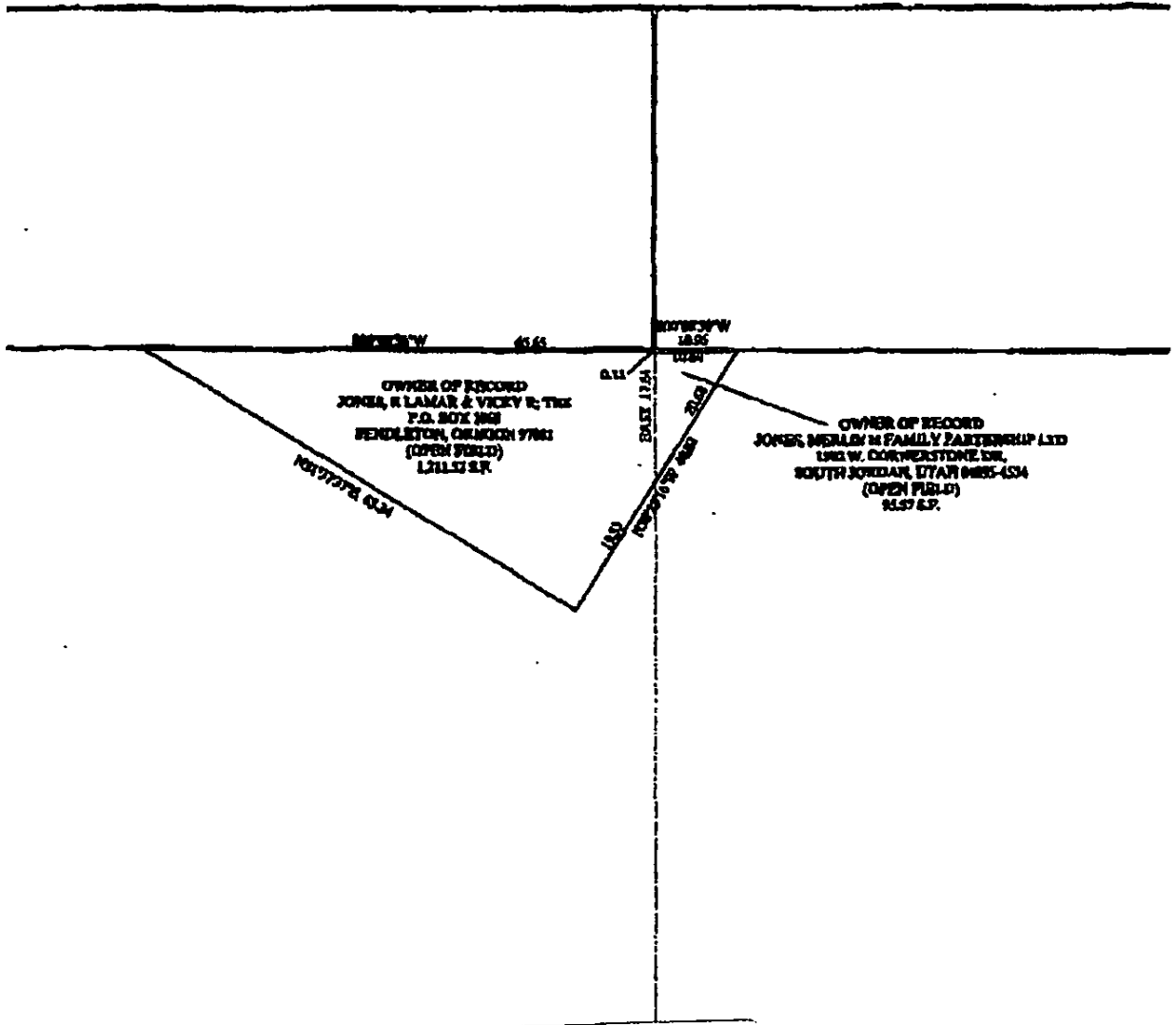


Exhibit "G"



14219395 B: 11479 P: 5909 Total Pages: 3
03/22/2024 02:06 PM By: srigby Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: WEST JORDAN CITY
8000 S REDWOOD RD WEST JORDAN, UT 84088



Mail Recorded Deed & Tax Notice To:
City of West Jordan
8000 S. Redwood Road
West Jordan, UT 84088



SPECIAL WARRANTY DEED

Ivory Development, LLC, a Utah limited liability company and KC Gardner Company, LC, a Utah limited liability company,

GRANTOR(S), of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

City of West Jordan, a municipal corporation and political subdivision of the State of Utah,

GRANTEE(S), of West Jordan, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County, State of Utah:**

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 26-03-100-013 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 21 day of March, 2024.

Ivory Development, LLC, a Utah limited liability company

BY: [Signature]
Kevin Anglesey
Secretary

KC Gardner Company, LC, a Utah limited liability company

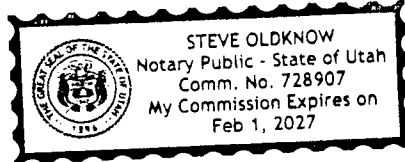
BY: [Signature]
Christian K. Gardner
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 21 day of MARCH, 2024, before me, personally appeared Kevin Anglesey, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Ivory Development, LLC, a Utah limited liability company.

[Signature]
Notary Public

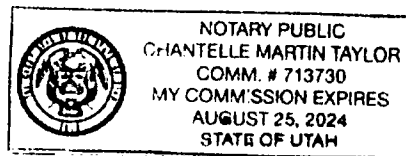


STATE OF UTAH

COUNTY OF SALT LAKE

On this 21st day of March, 2024, before me, personally appeared Christian K. Gardner, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of KC Gardner Company, LC, a Utah limited liability company.

[Signature]
Notary Public



Acceptance of Deed by City of West Jordan:

By: _____
Title: _____

ATTEST:

City Recorder

EXHIBIT A
Legal Description

A part of the Northwest quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian, located in Salt Lake City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on the Easterly Right of Way of State Route 111 (Bacchus Highway) as determined by UDOT Project No. S-228(1) sheets 4-6, said point being 50.0 feet perpendicular to the centerline of said Highway, said point also being located South 89°46'19" East 863.41 feet along the section line from the West quarter corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing is North 00°08'45" East 2637.41 feet along the Section line from the West quarter corner to the Northwest corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base and Meridian); thence along the said Right of Way North 08°02'55" East 79.77 feet; thence South 40°04'42" East 15.77 feet; thence South 89°46'19" East 1,661.01 feet to Special Warranty Deed Entry No. 13857213 on file in the Salt Lake County Recorder's Office on December 28th 2021; thence along said deed South 00°07'23" West 67.00 feet to the section line; thence along the section line North 89°46'19" West 1,682.19 feet to the point of beginning.

WHEN RECORDED, PLEASE RETURN TO:

West Jordan City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

Portion of APN: 26-03-300-002

173773-CAP

SPECIAL WARRANTY DEED

MAC8, LLC, A UTAH LIMITED LIABILITY COMPANY, AND GARY WESLEY MCDOUGAL OR KAREN P. MCDOUGAL, OR THEIR SUCCESSOR, AS TRUSTEES UNDER AGREEMENT WITH THE MCDOUGAL FAMILY TRUST DATED THE 7TH DAY OF FEBRUARY, 1984, AND AMENDED AND RESTATED THE 24TH DAY OF MARCH, 2020 (hereinafter referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant, against all claiming by, through or under Grantor, to the CITY OF WEST JORDAN, a municipal corporation and political subdivision of the State of Utah (hereinafter referred to as "Grantee"), whose principal office address is 8000 South Redwood Road, West Jordan, Utah 84088, the following parcel of real property, more particularly described as follows, to wit:

[See Exhibit "C-1" attached hereto and by this reference incorporated herein].

TO HAVE AND TO HOLD the described property, together with the tenements, hereditaments, and appurtenances belonging to the property to Grantee, Grantee's successors and assigns forever.

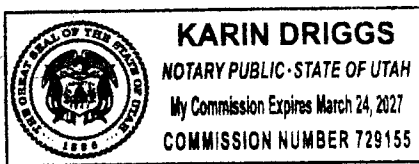
IN WITNESS WHEREOF, Grantor has executed this instrument as of this 26 day of March, 2024.

MAC8, LLC, a Utah limited liability company

Gary W. McDougal / mgr
Gary W. McDougal, Manager
STATE OF UTAH)
COUNTY OF Salt Lake) : SS.

On this 26 day of March, 2024, personally appeared before me Gary W. McDougal, who being by me duly sworn did say that s/he is the Manager of MAC8, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by said limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

Karin Driggs
NOTARY PUBLIC



THE MCDUGAL FAMILY TRUST DATED THE 7TH DAY OF FEBRUARY, 1984, AND AMENDED AND RESTATED THE 24TH DAY OF MARCH, 2020

Gary Wesley McDougal
Gary Wesley McDougal, Trustee

Karen P. McDougal
Karen P. McDougal, Trustee

STATE OF UTAH)
COUNTY OF Salt Lake) : SS.

On this 26 day of March, 2024, personally appeared before me Gary W. McDougal & Karen P. McDougal, known to me to be the signer(s) of the foregoing instrument, and on his/her/their oath(s) acknowledged to me that he/she/they executed the same as TRUSTEE(S) OF THE MCDUGAL FAMILY TRUST DATED THE 7TH DAY OF FEBRUARY, 1984, AND AMENDED AND RESTATED THE 24TH DAY OF MARCH, 2020, and executed it with lawful and proper authority, and the execution was a valid act binding on said Trust.

Karin Driggs
NOTARY PUBLIC

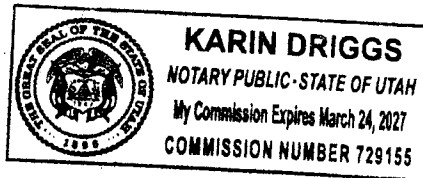


Exhibit "C-1"

That portion of the Southwest Quarter of Section 3, Township 3 South, Range 2 West of the Salt Lake Base and Meridian, located in West Jordan City, Salt Lake County, State of Utah, more particularly described as follows, to wit (Basis of Bearing is North 0°08'45" East 2637.41 feet along the Section line from the West Quarter Corner to the Northwest Corner of said Section 3, Township 3 South, Range 2 West of the Salt Lake Base and Meridian):

Beginning at a point on the Easterly right of way line of State Route 111 (Bacchus Highway), said point being located 863.41 feet South 89°46'19" East along the Section Line from the West Quarter Corner of Section 3, Township 3 South, Range 2 West of the Salt Lake Base and Meridian; thence continuing along said Section Line, South 89°46'19" East 637.10 feet; thence South 00°13'41" West 77.00 feet; thence North 89°46'19" West 25.00 feet; thence Northerly along the arc of a non-tangent curve to the left, having a radius of 20.00 feet (radius bears: North 89°46'19" West), a distance of 10.47 feet, through a central angle of 30°00'00" (Chord: North 14°46'19" West 10.35 feet); thence North 89°46'19" West 604.24 feet; thence South 49°09'42" West 21.67 feet, more or less, to the Easterly right of way line of State Route 111 (Bacchus Highway); thence along said Easterly right of way line, North 08°02'55" East 82.00 feet, more or less, to the point of beginning.

The foregoing description contains 43,356 square feet, or 0.995 acres, more or less.



WHEN RECORDED, PLEASE RETURN TO:

West Jordan City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

Portion of Tax Parcel Number: 26-03-276-001

QUIT CLAIM DEED

BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT, a body corporate and politic of the State of Utah, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and quit claims to the CITY OF WEST JORDAN, a municipal corporation and political subdivision of the State of Utah, with a principal office address of 8000 South Redwood Road, West Jordan, Utah 84088, the following parcel of real property located in Salt Lake County, State of Utah, more particularly described and depicted as follows:

[See Exhibits "A" and "B" attached hereto and by this reference made a part hereof].

Signed and delivered the 17 day of October, 2023.

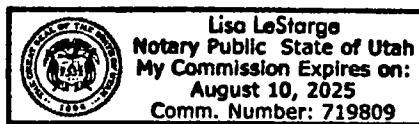
Board of Education of Jordan School District,
a body corporate and politic of the State of Utah

By: Tracy J. Miller
Its: Board President

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

On the 17 day of October, 2023, personally appeared before me Tracy Miller, who being duly sworn did say that s/he is the President of Board of Education of Jordan School District, a body corporate and politic of the State of Utah, and that the foregoing instrument was signed on behalf of said corporation.

Lisa LeStorge
Notary Public



LIST OF EXHIBITS

- Exhibit A - Legal Description of the Real Property
- Exhibit B - Depiction of the Real Property

EXHIBIT A

Legal Description of the Real Property

|

9000 South Property Purchase Area

WEST JORDAN CITY, UTAH

July 12, 2023

22-0313

(JDL)

Board of Education Jordan School District

A part of the Northeast Quarter of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian, located in West Jordan City, Salt Lake County, Utah, being more particularly described as follows:

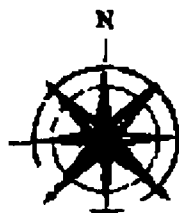
Beginning at the Southwest corner of that certain tract of land conveyed under Special Warranty Deed Entry No. 12424987, on file in the office of the Salt Lake County Recorder,, on December 1st, 2016, said point also being located South 89°46'19" East 4297.70 feet along the east-west center Section Line from the West Quarter Corner of Section 3, Township 3 South, Range 2 West, Salt Lake Base & Meridian (Basis of Bearing is North 0°08'45" East 2637.41 feet along the Section line from the West Quarter Corner to the Northwest Corner of Section 3, T3S, R2W, SLB&M); thence along said deed North 00°08'20" East 67.00 feet; thence South 89°46'19" East 944.77 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 31.00 feet (radius bears: North 47°07'46" West) a distance of 13.27 feet through a central angle of 24°31'29", Chord: North 30°36'29" East 13.17 feet, to the Westerly Right of Way line of 6400 West Street; thence along said 6400 West Street South 00°08'36" West 13.47 feet to certain 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 property the following two (2) courses:

South 31°37'33" West 64.52 feet; (2) thence South 58°23'28" East 18.86 feet to said east-west center Section line; thence along said Section line North 89°46'19" West 933.84 feet to the POINT OF BEGINNING.

The foregoing contains 62,599 square feet, or 1.43 acres, more or less.

EXHIBIT B

Depiction of the Real Property



33 34 NORTH WEST
4 3 CORNER OF SECTION 3,
T3S, R2W, SLB&M

(S.L.C.S. N0°08'45"E 2636.90')
BASIS OF BEARING: N0°08'45"E 2637.41'

IVORY JONES
HOLDINGS LLC
28-03-251-004

BOARD OF EDU.
OF THE JORDAN
SCHOOL DISTRICT
28-03-276-001

R=31.00'
Δ=24°31'29"
L=13.27'
CH=N30°36'29"E 13.17'

N0°08'20"E
67.00'

S89°46'19"E 944.77'

S0°08'36"W
13.47'

S31°37'33"W
64.52'

WEST 1/4 CORNER
OF SECTION 3, T3S,
R2W, SLB&M

S89°46'19"E
4297.70' (TIE)

POINT OF
BEGINNING

N89°46'19"W 933.84'
S58°23'28"E 18.86'

MH JONES FAMILY
LLC.
28-03-400-005

FOCUS.
ENGINEERING AND SURVEYING, LLC
6949 S HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH (801) 352-0973
www.focusutah.com

9000 South Road Dedications
Board of Education Jordan School District

DATE	11/13/23
BY	NTS
CHECKED	JEL
SCALE	AS SHOWN
SHEET	6