

Order No: 120424  
When Recorded Mail To:  
JNT Investments, LLC, a Utah limited liability  
company  
14097 S Lightening Peak Drive  
Riverton, UT 84096

11750662  
10/29/2013 3:15:00 PM \$13.00  
Book - 10188 Pg - 6631-6632  
Gary W. Ott  
Recorder, Salt Lake County, UT  
MOUNTAIN VIEW TITLE & ESCROW  
BY: eCASH, DEPUTY - EF 2 P.

**WARRANTY DEED  
(CORPORATE FORM)**

**Valley Mental Health, Incorporated, a tax exempt, Utah nonprofit corporation**, a corporation organized and existing under the laws of the state of Utah, with its principal office at Salt Lake City, grantor,  
hereby CONVEY(S) AND WARRANT(S) to  
JNT Investments, LLC a Utah limited liability company,  
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in Salt Lake County, Utah:

**SEE ATTACHED EXHIBIT "A"**

Serial Number: 21-25-427-048

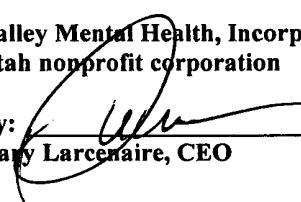
Subject to easements, restrictions and rights of way of record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 28th day of October, 2013

Attest

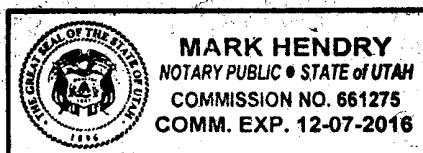
**Valley Mental Health, Incorporated, a tax exempt,  
Utah nonprofit corporation**

By:   
Gary Larcenaire, CEO

(Corporate Seal)

State of Utah )  
 )  
County of Salt Lake )

On the 28th day of October, 2013, personally appeared before me Gary Larcenaire, who being by me duly sworn did say that, he the said Gary Larcenaire is the CEO of Valley Mental Health, Incorporated, a tax exempt, Utah nonprofit corporation and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Gary Larcenaire, duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



Notary Public:

**EXHIBIT "A"**

BEGINNING AT A POINT IN THE CENTER OF THE STATE ROAD (STATE STREET) 11.4 RODS, MORE OR LESS, EAST AND 10 RODS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 95 FEET; THENCE WEST 232.64 FEET TO A FENCE LINE; THENCE NORTH ALONG SAID FENCE LINE 21.60 FEET TO A FENCE CORNER; THENCE WEST ALONG A FENCE LINE 287.79 FEET TO A FENCE CORNER; THENCE NORTH 0°13'20" EAST ALONG A FENCE LINE 73.40 FEET; THENCE EAST 520.15 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION DEEDED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN THAT CERTAIN WARRANTY DEED RECORDED MARCH 3, 2011, AS ENTRY NO. 11144445, IN BOOK 9909 AT PAGE 2385 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 89 KNOWN AS PROJECT NO. S-0089(173)316, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER SELECT QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT WHICH CORNER IS 181.13 FEET (11.4 RODS BY RECORD) EAST AND 260.21 FEET (10.0 RODS BY RECORD) SOUTH FROM THE WEST QUARTER CORNER OF SAID SECTION 30, SAID CORNER IS ALSO APPROXIMATELY 0.07 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 202+70.83 AND RUNNING THENCE ALONG SAID PARALLEL LINE THENCE; SOUTH 89°58'26" WEST (WEST BY RECORD) 49.58 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A LINE 49.50 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE; THENCE NORTH 00°50'51" EAST 89.93 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 203+60.00; THENCE NORTH 00°25'32" WEST 4.99 FEET TO A POINT IN THE NORtherly BOUNDARY LINE OF SAID ENTIRE TRACT WHICH POINT IS 49.61 FEET PERPENDICULARLY DISTANT WESTERLY FROM SAID CONTROL LINE; THENCE EAST 49.65 FEET ALONG SAID NORtherly BOUNDARY LINE TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 00°49'30" WEST 94.90 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,703 SQUARE FEET OF WHICH 4366 SQUARE FEET ARE NOW OCCUPIED BY THE EXISTING STATE ROUTE 89 BALANCE IS 337 SQUARE FEET OR 0.010 ACRE IN AREA, MORE OR LESS.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°00'00" CLOCKWISE TO OBTAIN HIGHWAY BEARINGS.)

Mail Tax notice to:  
JNT Investments, LLC  
14097 South Lightning Peak Drive  
Riverton, UT 84096  
MNT File No.: 38015  
Tax ID Part of No.: 21-25-427-046

11772995  
12/10/2013 1:38:00 PM \$10.00  
Book - 10198 Pg - 1627  
Gary W. Ott  
Recorder, Salt Lake County, UT  
METRO NATIONAL TITLE  
BY: eCASH, DEPUTY - EF 1 P.

## WARRANTY DEED

Wayne G. Jones

**GRANTOR** of Salt Lake City, State of Utah, hereby CONVEYS and WARRANTS TO:

JNT Investments, LLC, a Utah limited liability company

**GRANTEE** of 14097 South Lightning Peak Drive, Riverton, UT 84096 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Salt Lake County, State of Utah:

Beginning South 10 rods and East 11.4 rods, more or less, and West 702.9 feet and South 73.4 feet and East 182.76 feet from the Northeast Corner of the Southeast Quarter of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence East 287.50 feet; thence South 21.6 feet; thence West 17.36 feet; thence North 20 feet; thence West 270.14 feet; thence North 1.6 feet to the point of beginning

Tax ID No. 21-25-427-046

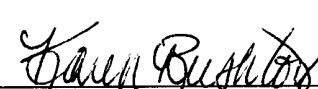
**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

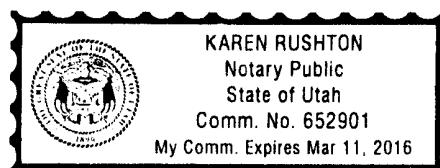
**WITNESS**, the hand of said grantor, 25 day of November, 2013.

  
Wayne G. Jones

State of Utah County of Salt Lake )ss:

On this date, 25<sup>th</sup> day of November, 2013, personally appeared before me Wayne G. Jones, the signer of the within instrument, who duly acknowledged to me that he executed the same.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 3-11-16  
Residing at: So. Jordan, UT



**COURTESY RECORDING**  
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