

Ent: 422837 - Pg 1 of 4
Date: 12/22/2015 4:46:00 PM
Fee: \$24.00
Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: Cottonwood Title Insurance Agency, Inc.

Mail Recorded Deed and Tax Notice To:
Property Address or Other
()
Penelope Rose, LLC, a Utah limited liability company
732 East Northcrest Drive
Salt Lake City, UT 84103



File No.: 71954-DP

SPECIAL WARRANTY DEED

Penelope Rose, LLC, 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

Penelope Rose, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, 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 Tooele County, State of Utah:

SEE ATTACHED EXHIBIT "A"

TAX ID NO.: 05-035-0-0032, 05-035-0-0024, 05-035-0-0029, 05-034-0-0064, 05-034-0-0078, 05-034-0-0073, 05-034-0-0081 and 05-027-0-0029 (for reference purposes only)

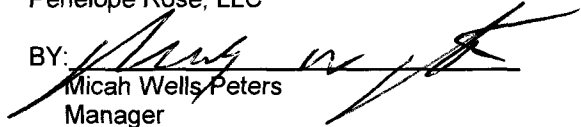
Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

NOTE: This deed is given for the purpose of combining the subject property descriptions into one tax parcel number.

SUBJECT TO: Property taxes for the year 2015 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 22nd day of December, 2015.

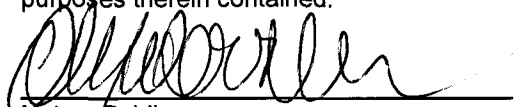
Penelope Rose, LLC

BY: 
Micah Wells Peters
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 22nd day of December, 2015, personally appeared before me Micah Wells Peters, who acknowledged himself/herself to be the Manager of Penelope Rose, LLC, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



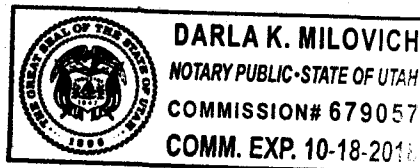
Notary Public

EXHIBIT A

PARCEL 9J:

A parcel of land situate in the South half of Section 9, and the North half of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at the intersection of the South line of the Southeast quarter of said Section 9, and the Northerly line of Old Mill PUD Phase 1, recorded and on file in the office of the Tooele County Recorder's office as Entry No. 221626, said point being North 89°56'09" East along the North line of said Section 16, a distance of 787.49 feet (basis of bearing North 89°56'09" East along the North line of the Northeast quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian) from the Tooele County Dependent Resurvey Monument marking the North quarter corner of said Section 16 and running thence along the Northerly line of said Old Mill PUD Phase 1 Subdivision South 63°08'03" West, a distance of 1218.99 feet; thence South 26°52'00" East, a distance of 82.00 feet; thence South 54°41'07" East, a distance of 9.84 feet; thence South 62°47'46" West, a distance of 449.82 feet; thence South 62°46'14" West, a distance of 133.38 feet; thence North 27°10'09" West, a distance of 18.75 feet; thence South 62°34'10" West, a distance of 1212.48 feet; thence North 30°36'02" West, a distance of 70.11 feet; thence North 62°34'10" East, a distance of 1336.62 feet; thence North 00°49'35" West, a distance of 661.52 feet to the Southeast corner of a Stansbury Park Improvement District parcel, recorded as Entry No. 335721; thence along the boundaries of said parcel the following two (2) courses: (1) North 27°18'58" East, a distance of 585.85 feet; (2) North 50°42'34" West, a distance of 54.70 feet; thence North 38°59'38" East, a distance of 489.53 feet to the Southerly line of the Kennecott Utah Copper parcel, recorded as Entry No. 329649, said parcel line also being the Northerly line of the Mill Creek Canal/Ditch; thence running Easterly along said ditch line the following eighteen (18) courses: (1) South 74°38'58" East, a distance of 80.80 feet; (2) South 45°00'50" East, a distance of 114.41 feet; (3) North 90°00'00" East, a distance of 248.35 feet; (4) South 73°30'11" East, a distance of 81.38 feet; (5) North 30°35'29" East, a distance of 73.82 feet; (6) North 87°23'55" East, a distance of 63.64 feet; (7) South 46°08'14" East, a distance of 104.21 feet; (8) North 66°48'41" East, a distance of 66.02 feet; (9) North 26°34'34" East, a distance of 64.60 feet; (10) South 72°15'48" East, a distance of 151.71 feet; (11) South 23°45'35" East, a distance of 78.90 feet; (12) South 40°29'59" East, a distance of 155.75 feet; (13) South 04°16'06" West, a distance of 64.08 feet; (14) South 50°43'27" East, a distance of 36.15 feet; (15) North 86°49'18" East, a distance of 45.87 feet; (16) South 48°41'18" East, a distance of 196.47 feet; (17) South 15°26'26" East, a distance of 84.25 feet; (18) South 57°55'49" East, a distance of 109.15 feet; thence South 63°08'03" West, a distance of 437.16 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM a parcel of land situate in the Northwest quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at a point South 89°42'06" West along the North section line of said section a distance of 659.22 feet and South 0°17'54" East, perpendicular to said section line a distance of 831.08 feet from the North quarter corner of Section 16, Township 2 South, Range 4 West, of the Salt Lake Base and Meridian, and running thence along the boundary line of Starside Phase 2, Parcel 9 P.U.D. per Entry No. 283256; thence along the boundary line and extension thereof of said subdivision the following two (2) courses and distances: 1) South 26°43'09" East 334.32 feet; 2) South 14°36'35" West along said boundary line and the extension thereof 711.24 feet; thence South 30°22'18" East 687.01 feet to the Northerly right of way line of S.R. 138, a public road; thence Southwesterly along said right-of-way line South 63°21'12" West 372.99 feet; thence North 30°14'40" West 596.31 feet; thence North 85°50'46" West 113.66 feet; thence North 78°28'14" West 472.92 feet; thence North 30°36'02" West 611.18 feet; thence North 62°34'10" East 1212.48 feet; thence South 27°10'09" East 18.75 feet; thence North 62°46'14" East 133.38 feet to the point of beginning.

PARCEL 9G, 9H & 9I:

A parcel of land situate in the West half of Section 16 and the East half of Section 17, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at a point South $89^{\circ}42'06''$ West along the section line a distance of 683.44 feet and South $0^{\circ}17'54''$ East perpendicular to said section line a distance of 2577.82 feet from the North quarter corner of Section 16, Township 2 South, Range 4 West, of the Salt Lake Base and Meridian, and running thence along the Northerly right of way line of S.R. 138, a public road; thence Southwesterly along said right-of-way line the following three (3) courses and distances: 1) South $63^{\circ}21'12''$ West 1572.96 feet to a point on a 11540.21 foot radius curve to the left; 2) thence Southwesterly along the arc of said curve through a central angle of $03^{\circ}33'00''$ a distance of 715.01 feet (Note: chord bears South $61^{\circ}34'25''$ West 714.89 feet); 3) South $59^{\circ}47'37''$ West 345.51 feet; thence North $30^{\circ}06'40''$ West 1642.17 feet to the Northwest corner of Parcel 9 P.U.D. Commercial Phase 1, per Entry No. 218364 in Book 922 at Page 259 on file in the office of the Tooele County Recorder; thence North $62^{\circ}34'10''$ East along the North line of said subdivision and the extension thereof 1176.67 feet to the West line of the Stansbury Improvement District parcel, per Entry No. 362637; thence along the boundary line of said parcel the following three (3) courses and distances: 1) South $26^{\circ}49'40''$ East 182.82 feet; 2) North $62^{\circ}44'32''$ East 198.55 feet; 3) North $26^{\circ}49'40''$ West 183.41 feet; thence North $62^{\circ}34'10''$ East 802.77 feet; thence South $30^{\circ}36'02''$ East 681.29 feet; thence South $78^{\circ}28'14''$ East 472.92 feet; thence South $85^{\circ}50'46''$ East 113.66 feet; thence South $30^{\circ}14'40''$ East 596.31 feet to the Northerly right of way line of said S.R. 138, and to the point of beginning.

LESS AND EXCEPTING from the herein above described parcel, any public roadways lying within the bounds of Parcel 9, P.U.D. Commercial Phase 1, a Planned Unit Development of Tooele County.