

Ent: 423241 - Pg 1 of 3
Date: 12/31/2015 9:17:00 AM
Fee: \$14.00
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
Stansbury Service Agency
1 Country Club, Suite 1
Stansbury Park, UT 84074



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

Stansbury Recreation Service Area of Tooele County

GRANTEE(S) of Stansbury Park, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS

the following described tract of land in **Tooele** County, State of Utah:

SEE ATTACHED EXHIBIT "A"

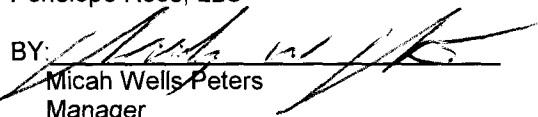
TAX ID NO.: 05-034-0-0078 (for reference purposes only)

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

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 30th day of December, 2015.

Penelope Rose, LLC

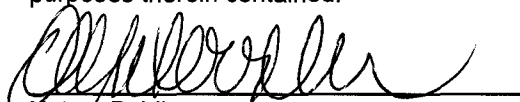
BY: 

Micah Wells Peters
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 30 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

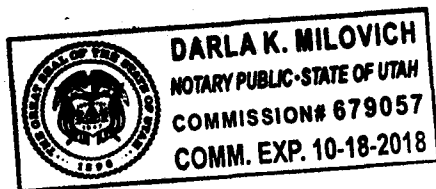


EXHIBIT A

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.