

WHEN RECORDED, MAIL TO:
Western Acres, LLC
2885 South Main Street
Salt Lake City, Utah 84115

Space Above for Recorder's Use

Special Warranty Deed
(Corporate)

Ensign Development, Inc., a Utah Corporation, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under grantor to Western Acres, LLC, a Utah Limited Liability Company, Grantee of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100 DOLLARS, and other good and valuable consideration, the following described tract of land in Tooele County, State of Utah, to-wit:

See Attached Exhibit "A"

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

Together with all water rights appurtenant thereto.

~~THIS DOCUMENT IS A PRELIMINARY INSTRUMENT AND IS NOT TO BE RECORDED. IT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENT IT REFERS TO.~~

WITNESS the hand of said grantor, this 14th day of December, 2009.

Ensign Development, Inc., a Utah Corporation

By: 

Dennis E. Berrett, President

STATE OF UTAH

ss

COUNTY OF SALT LAKE

On the 14th day of December, 2009 personally appeared before me Dennis E. Berrett, who being by me duly sworn, did say that he, the said Dennis E. Berrett is the President of Ensign Development, Inc., a Utah 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 Dennis E. Berrett duly acknowledged to me that said corporation executed the same.


Notary Public

My Commission Expires:

Residing at:

GT 09-6281



PARCEL 1:

That portion of the Northeast Quarter of the Northeast Quarter of Section 16, Township 3 South, Range 5 West lying South of the Pine Canyon Road Right of Way and North of Lot 1, Overpass Point Subdivision, a subdivision of Tooele City, according to the official plat thereof, recorded in the office of the Tooele County Recorder, and being further described as being bounded on the Northwest by said Pine Canyon Road, on the East by the East section line of said Section 16 and on the Southwest by said Lot 1, Overpass Point Subdivision.

(For reference purposes only: Tax Parcel No. 02-126-0-0029)

PARCEL 2:

Beginning at a point which is North 30 feet and North 89°53'05" East 350.78 feet and North 1747.81 feet from the West Quarter corner of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running thence North 65°42'49" West 387.48 feet, more or less, to the West section line; thence North along the section line to the East side of Pine Canyon Road; thence Northeasterly along said road to the North line of said Section 15; thence East along North section line 425.00 feet, more or less, to the Northeast corner of the property deeded to Nu Team Employees Pension and Profit Sharing Plan recorded as Entry No. 135081, in Book 581, at Page 152 of official records; thence along said property the following 2 courses: (1) Southwesterly 694.12 feet along the arc of a 1793.00 foot radius curve to the left (center bears South 34°41'30" East) (2) thence South 584.03 feet to the point of beginning.

Less and excepting therefrom any portion lying within the bounds of Pine Canyon Road.

Situate in Tooele County, State of Utah.

(For reference purposes only: Tax Parcel No. 02-123-0-0018)

PARCEL 3:

Beginning at the West Quarter corner of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running thence North 89°53'05" East along the Quarter section line 1555.62 feet to the property conveyed to Western Acres, L.L.C., in that certain Warranty Deed recorded May 23, 2002, as Entry No. 181832, in Book 756, at Pages 391-392 of Tooele County recorder; thence along the boundary of said Western Acres, L.L.C. the following two (2) courses: (1) North 30.00 feet (2) South 89°53'05" West 1556.43 feet to the West section line of said Section 15; thence South 30.00 feet to the point of beginning.

(For reference purposes only: Tax Parcel No. 02-123-0-0028)

PARCEL 4:

Beginning at a found 1/2" re-bar and cap marked Hawkes & Associates located at the Southeast corner of Titan Investments' property as surveyed by Hawkes & Associates and recorded in the Tooele County Surveyor's office, said point also being on the North line of a 30 foot wide strip of land, said point being North 89°53'05" East 350.78 feet along the South line of the North half of Section 15, and North 00°06'55" West 30.00 feet from the Tooele County Brass Cap Monument marking the West Quarter corner of said Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, and running thence North 2331.84 feet along said Titan Investment property to the South boundary line of Pine Canyon Road and a point of the arc of a 1793.00 foot radius curve to the right; thence Northeasterly along said curve 694.12 feet (center bears South 34°41'30" East) thru a central angle of 22°10'51" to a point on a non-tangent line; thence South 89°51'39" East 202.81 feet along the South right of way line of said Pine Canyon Road to the Northeast corner of Nu Team Employees Pension and Profit Sharing Plan property; thence South 1330.00 feet to the true point of beginning; thence South 313.77 feet; thence South 89°51'39" East 530 feet; thence South 959.72

feet; thence South 89°53'05" West 637.60 feet to the Southeast corner of the said Nu Team Property; thence along the East boundary line of said Nu Team property the following 10 courses: (1) North 17°44'49" West 219.93 feet; (2) North 40°14'16" West 177.02 feet; (3) North 10°53'27" West 153.06 feet; (4) North 01°20'20" West 312.94 feet; (5) North 08°49'43" West 156.51 feet; (6) North 25°09'09" West 85.00 feet; (7) North 186.00 feet; (8) East 110.00 feet; (9) North 49°47'57" East 78.56 feet; (10) East 215.36 feet to the point of beginning.

Less and excepting therefrom any portion lying East of the West line of Broadway Avenue as dedicated.

(For reference purposes only: Tax Parcel No. 02-123-0-0025)

PARCEL 5:

A parcel of ground located in the Northwest Quarter of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah.

Beginning at a found 1/2 inch re-bar cap marked Hawkes & Associates, located at the Southeast corner of Overpass Point Subdivision, a subdivision of Tooele City, according to the official plat thereof, recorded in the office of the Tooele County Recorder, said point also being on the North line of a 30 foot strip of land, said point being North 89°53'05" East 350.78 feet along the South line of the North half of Section 15 and North 00°06'55" West 30.00 feet from the Tooele County Brass Cap Monument marking the West Quarter corner of said Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running thence North 2331.84 feet along said Overpass Point Subdivision to the South boundary line of Pine Canyon Road and a point on the arc of a 1793.00 foot radius curve to the right; thence Northeasterly along said curve 694.12 feet (center bears South 34°41'30" East) thru a central angle of 22°10'51" to a point on a non-tangent line; thence South 500 feet; thence West 334.60 feet; thence South 2107.42 feet; thence South 89°53'05" West 297.50 feet to the point of beginning.

Less and excepting therefrom any portion lying within the following described property:

Beginning at the intersection of the existing North right of way fence of Pine Canyon Road and the West right of way line of Ponderosa Drive at a point North 89°53'05" East 1147.62 feet along the Quarter section line and North 2636.01 feet from the West Quarter corner of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running thence South 340.00 feet along said West right of way line; thence West 210.00 feet; thence North 329.76 feet to said existing North right of way fence; thence Easterly 46.43 feet along the arc of a 1793.00 foot radius curve to the right (Note: long chord bears North 76°44'49" East 46.43 feet; central angle 1°29'01"); thence South 89°51'39" East 164.81 feet to the point of beginning.

(For reference purposes only: Tax Parcel No. 02-123-0-0033)

PARCEL 6:

A parcel of ground located in the Northwest Quarter of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah.

Beginning at a point North 89°53'05" East 297.50 feet from a found 1/2 inch re-bar cap marked Hawkes & Associates, located at the Southeast corner of Overpass Point Subdivision, a subdivision of Tooele City, according to the official plat thereof recorded in the office of the Tooele County Recorder, said point also being on the North line of a 30.00 foot strip of land, said point being the Southeast corner of the property described in that certain Warranty Deed recorded as Entry No. 135081, in Book 0581, at Pages 0152-0153 of Tooele County records, said point being North 89°53'05" East 648.28 feet along the South line of the North half of Section 15 and North 00°06'55" West 30.00 feet from the Tooele County Brass Cap Monument marking the West Quarter corner of said Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running

thence North 2107.42 feet; thence East 334.60 feet; thence North 500 feet to the South boundary line of Pine Canyon Road; thence South 89°51'39" East 202.81 feet along said Pine Canyon Road; thence South 1330.00 feet; thence West 215.36 feet; thence South 49°47'57" West 78.56 feet; thence West 110.00 feet; thence South 186.00 feet; thence South 25°09'09" East 85.00 feet; thence South 08°49'43" East 156.51 feet; thence South 01°20'20" East 312.94 feet; thence South 10°53'27" East 153.06 feet; thence South 40°14'16" East 177.02 feet; thence South 17°44'49" East 219.93 feet to the North line of said 30.00 foot strip; thence South 89°53'05" West 429.80 feet along said 30.00 foot strip to the point of beginning.

Less and excepting therefrom any portion lying East of the West line of Broadway Avenue and Ponderosa Drive aka 320 East Street, as dedicated.

Also less and excepting therefrom any portion lying within the following described property:

Beginning at the intersection of the existing North right of way fence of Pine Canyon Road and the West right of way line of Ponderosa Drive at a point North 89°53'05" East 1147.62 feet along the Quarter section line and North 2636.01 feet from the West Quarter corner of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running thence South 340.00 feet along said West right of way line; thence West 210.00 feet; thence North 329.76 feet to said existing North right of way fence; thence Easterly 46.43 feet along the arc of a 1793.00 foot radius curve to the right (Note: long chord bears North 76°44'49" East 46.43 feet; central angle 1°29'01"); thence South 89°51'39" East 164.81 feet to the point of beginning.

(For reference purposes only: Tax Parcel No. 02-123-0-0032)