

WHEN RECORDED, MAIL TO:

Cheney Law Group  
2825 E. Cottonwood Pkwy, Suite 500  
Cottonwood Heights, UT 84121  
Attn: Brian C. Cheney

TAX ID: 17-022-0-000A and 01-134-0-0009  
123105-CAH

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**SPECIAL WARRANTY DEED  
(Road Parcel)**

**THIS SPECIAL WARRANTY DEED** ("Deed") is made as of this 14<sup>th</sup> day of July, 2020, by **TOOELE COUNTY, a political subdivision of the State of Utah**, whose address is 47 South Main Street, Tooele, Utah 84074, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS** against all who claim by, through or under Grantor, to **RG LAKEVIEW, LLC, a Utah limited liability company**, whose address is 2265 E. Murray Holladay Road, Holladay, Utah 84117, Grantee, the following described real property, situate in Tooele County and State of Utah, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

*See Exhibit "A" attached hereto and incorporated herein by this reference.*

***TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.***

***SUBJECT, HOWEVER, to all easements, rights-of-way, reservations and restrictions, including all minerals and mineral rights of any kind, now of record.***

*[signature page to follow]*

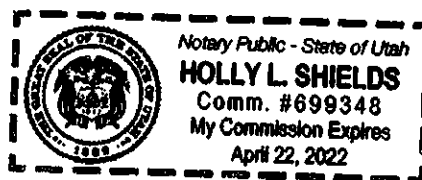
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date set forth above.

**TOOELE COUNTY**  
a Utah political subdivision




By: Tom Tripp  
Its: Tooele County Commission, Chair

STATE OF UTAH            )  
  ) ss.  
COUNTY OF TOOELE    )



SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by Tom Tripp, Tooele County Commission Chair of Tooele County, a political subdivision of the State of Utah, this 14 day of July, 2020.

WITNESS my hand and official seal.

  
NOTARY PUBLIC  
My Commission Expires:

**EXHIBIT A TO SPECIAL WARRANTY DEED**

That certain real property in the County of Tooele, State of Utah, more particularly described as follows:

All of that certain parcel of land described in the Special Warranty Deed recorded 4/08/2009 as Entry No. 323769 being a part of the North Half of Section 1, Township 3 South, Range 5 West, ~~Salt Lake Base and Meridian, U.S. Survey:~~

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Beginning at a point 1221.89 feet South 0°22'03" East along the Section line from the Northeast corner of said Section; and running thence South 0°22'03" East 200.00 feet along said Section line; thence South 89°40'28" West 5225.01 feet; thence Southwesterly along the arc of a 25.00 foot radius curve to the left a distance of 39.42 feet (Long Chord Bears South 44°30'17" West 35.46 feet) to the East right-of-way line of Sheep Lane; thence North 0°39'55" West 250.00 feet along said East right-of-way line; thence Southeasterly along the arc of a 25.00 foot radius curve to the left a distance of 39.12 feet (Long Chord Bears South 45°29'43" East 35.25 feet; thence North 89°40'28" East 5226.35 feet to the point of beginning.

WHEN RECORDED, MAIL TO:

Cottonwood Title Insurance Company  
1996 East 6400 South, Suite 120  
Salt Lake City, UT 84121  
Attn: Michael Chabries  
123105 - CAH

17-022-0-000A  
03-038-0-0014

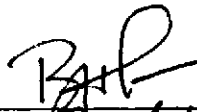
**QUITCLAIM DEED**

**THIS QUITCLAIM DEED** is made as of this 6<sup>th</sup> day of April, 2020 by **MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company**, whose address is 9350 South 150 East, Suite 900, Sandy, Utah 84070, Grantor, for good and valuable consideration, hereby quitclaims to **RG LAKEVIEW, LLC, a Utah limited liability company**, whose address is 2265 E. Murray Holladay Road, Holladay, Utah 84117, Grantee, any and all interest of Grantor, if any, in the following described real property, situate in Tooele County and State of Utah:

*See Exhibit "A" attached hereto and incorporated herein by this reference.*

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed as of the date set forth above.

**Miller Family Real Estate, L.L.C.**  
**a Utah limited liability company**

By:   
Name: Brad Holmes  
Title: President

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

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by Brad Holmes the President of Miller Family Real Estate, L.L.C., this 7 day of April, 2020.

WITNESS my hand and official seal.



  
NOTARY PUBLIC

## **EXHIBIT A TO QUITCLAIM DEED**

That certain real property located in the County of Tooele, State of Utah, more particularly described as follows:

### **Parcel 1**

Lot A, Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129 in the Tooele County Recorder's Office.

### **Parcel 2**

All of that certain parcel of land described in the Special Warranty Deed recorded 4/08/2009 as Entry No. 323769 being a part of the North Half of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 1221.89 feet South 0°22'03" East along the Section line from the Northeast corner of said Section; and running thence South 0°22'03" East 200.00 feet along said Section line; thence South 89°40'28" West 5225.01 feet; thence Southwesterly along the arc of a 25.00 foot radius curve to the left a distance of 39.42 feet (Long Chord Bears South 44°30'17" West 35.46 feet) to the East right-of-way line of Sheep Lane; thence North 0°39'55" West 250.00 feet along said East right-of-way line; thence Southeasterly along the arc of a 25.00 foot radius curve to the left a distance of 39.12 feet (Long Chord Bears South 45°29'43" East 35.25 feet; thence North 89°40'28" East 5226.35 feet to the point of beginning.