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Entry #: 513447  
06/23/2020 04:44:46 PM NOTICE

Page: 1 of 7  
FEE \$40.00 BY CHRIS ROBINSON

Jerry Houghton, Tooele County County Recorder

When Recorded, Please return to:

Cottonwood Title Insurance Agency

1996 East 6400 South, Suite 120

Salt Lake City, Utah 84121

## STATEMENT REGARDING ERRONEOUS LEGAL DESCRIPTIONS

WHEREAS, on June 5, 2020, Cottonwood Title Insurance Agency ("Cottonwood") recorded that certain *Special Warranty Deed* (the "Deed") and that certain *Grant of Easement* (the "Easement") in the Tooele County Recorder's Office (the "Recorder's Office") as Entry Nos. 512090 and 512091, respectively;

WHEREAS, the legal descriptions attached as Exhibit "A" to the Deed and Easement, respectively, were inadvertently and erroneously switched, which legal descriptions are also attached hereto as Exhibit "A", correctly labeled;

WHEREAS, to correct the errors, Cottonwood has caused: (a) the grantor and grantee under the Easement to execute and record that certain *Termination and Release of Easement* on June 23<sup>rd</sup>, 2020, as Entry No. 513442 in the Recorder's Office, (b) the grantee under the Deed to execute and record that certain *Special Warranty Deed* on June 23<sup>rd</sup>, 2020, as Entry No. 513443 in the Recorder's Office to reverse the effects of the Deed, (c) the grantor under the Deed to execute and record that certain *Special Warranty Deed* on June 23<sup>rd</sup>, 2020, as Entry No. 513444 in the Recorder's Office to correctly convey the property intended to be conveyed by the Deed using the correct legal description, and (d) the grantor under the Easement to execute and record that certain *Grant of Easement* on June 23<sup>rd</sup>, 2020, as Entry No. 513445 in the Recorder's Office, which replaces the Easement and makes the grants intended by the Easement using the correct legal description.

NOW, THEREFORE, Cottonwood and the grantor and grantees under the Deed and Easement do hereby affirm that the statements contained herein are true and correct.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK;  
SIGNATURES FOLLOW ON NEXT PAGE]

“COTTONWOOD”:

COTTONWOOD TITLE INSURANCE AGENCY,  
A Utah Corporation

By: [Signature]  
Print Name: Kyle Williams  
Title: Escrow Officer

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

The foregoing instrument was signed before me this 23 day of June, 2020, by Kyle Williams, the Escrow Officer of Cottonwood Title Insurance Agency, a Utah corporation.

[Signature]  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

My Commission Expires:  
10/18/22



Jerry Houghton, Tooele County County Recorder

**GRANTOR UNDER DEED AND EASEMENT:**

KENNECOTT UTAH COPPER LLC,  
a Utah limited liability company

Approved as to form  
Rio Tinto Legal  
Hugh Thatcher HCT  
Chief Counsel - US

By: 

Print Name: Mark Goodwin

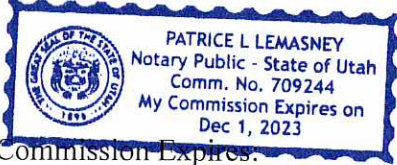
Title: GM Finance

STATE OF UTAH )

:SS.

COUNTY OF SALT LAKE )

The foregoing instrument was signed before me this 23 day of June, 2020, by Mark Goodwin, the GM Finance of Kennecott Utah Copper LLC, a Utah limited liability company, formerly known as Kennecott Utah Copper Corporation.



Patrice L. Lemasney  
NOTARY PUBLIC  
Residing at: South Jordan UT

My Commission Expires:  
Dec 1, 2023

Jerry Houghton, Tooele County County Recorder

**GRANTEE UNDER DEED:**

SADDLEBACK PASTURES, L.C.,  
a Utah limited liability company

By: Christopher F. Robinson  
Christopher F. Robinson, Manager

STATE OF UTAH )

:SS.

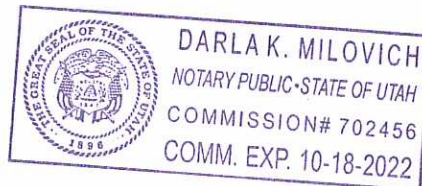
COUNTY OF SALT LAKE )

The foregoing instrument was signed before me this 23 day of June, 2020, by Christopher F. Robinson, the Manager of SADDLEBACK PASTURES, L.C., a Utah limited liability company.

Darla K. Milovich  
NOTARY PUBLIC  
Residing at: Salt Lake County, UT

My Commission Expires:

10/18/22





**EXHIBIT "A"**

**TO**

**STATEMENT REGARDING ERRONEOUS LEGAL DESCRIPTIONS**

**CORRECT LEGAL DESCRIPTION FOR**

**SPECIAL WARRANTY DEED**

Beginning at the intersection of the south line of Lake Point Vistas Plat 2 as recorded in the Office of the Tooele County Recorder as Entry No. 497659 and the East Section Line of Section 10, Township 2 South, Range 4 West, Salt Lake Meridian, said point lies South  $00^{\circ}11'20''$  West along said section line 1,327.94 feet from the East Quarter Corner of said Section 10, (basis of bearing being S  $00^{\circ}11'20''$  W between the East Quarter Corner and the Southeast Corner of Section 10, T2S, R4W, SLB&M), and running thence South  $00^{\circ}11'20''$  West along said section line 591.02 feet; thence northwesterly along the arc of a 958.00 foot radius non-tangent curve to the left, through a central angle of  $02^{\circ}36'04''$  a distance of 43.49 feet (chord bearing N  $74^{\circ}46'27''$  W, chord length 43.49'); thence North  $00^{\circ}11'20''$  East 355.02 feet; thence northwesterly along the arc of a 15.00 foot radius tangent curve to the left, through a central angle of  $89^{\circ}43'16''$  a distance of 23.49 feet (chord bearing N  $44^{\circ}40'20''$  W, chord length 21.16'); thence North  $00^{\circ}02'59''$  East 60.00 feet; thence northeasterly along the arc of a 15.00 foot radius non-tangent curve to the left, through a central angle of  $90^{\circ}16'42''$  a distance of 23.63 feet (chord bearing N  $45^{\circ}19'41''$  E, chord length 21.26'); thence North  $00^{\circ}11'20''$  East 134.61 feet to the south line of Lake Point Estates Phase 2, Lot 211 as recorded in said office as Entry No. 293407, said line also being the extension of the south line of said Lake Point Vistas Plat 2; thence South  $89^{\circ}58'12''$  East along said south line of said Lot 211 and said south line of said Lake Point Vistas Plat 2 42.00 feet to the point of beginning.

Containing 25,573 square feet or 0.587 acres.

A portion of Tooele County Tax Parcel No. 05-028-0-0056

**EXHIBIT "A" (CONT.)**  
**TO**  
**STATEMENT REGARDING ERRONEOUS LEGAL DESCRIPTIONS**  
  
**CORRECT LEGAL DESCRIPTION FOR**  
  
**GRANT OF EASEMENT**

A parcel of land located in Tooele County, State of Utah:

**20' Wide Public Strip of Land Along the West Side of the Proposed 1200 East**

Beginning at a point that lies South 00°11'20" West along the section line 1,918.96 feet from the East Quarter Corner of said Section 10, (basis of bearing being S 00°11'20" W between the East Quarter Corner and the Southeast Corner of Section 10, T2S, R4W, SLB&M), and running thence South 00°11'20" West along said section line 20.86 feet; thence northwesterly along the arc of a 938.00 foot radius non-tangent curve to the left, through a central angle of 03°55'00" a distance of 64.12 feet (chord bearing N 75°04'25" W, chord length 64.11'); thence North 00°11'20" East 365.84 feet; thence North 89°57'01" West 14.88 feet; thence North 00°02'59" East 100.00 feet; thence South 89°57'01" East 15.12 feet; thence North 00°11'20" East 129.56 feet to the south line of Lake Point Estates Phase 2, Lot 211 as recorded in the office of the Tooele County Recorder as Entry No. 293407; thence South 89°58'12" East along said south line 20.00 feet; thence South 00°11'20" West 134.61 feet; thence southwesterly along the arc of a 15.00 foot radius tangent curve to the right, through a central angle of 90°16'42" a distance of 23.63 feet (chord bearing S 45°19'41" W, chord length 21.26'); thence South 00°02'59" West 60.00 feet; thence southeasterly along the arc of a 15.00 foot radius non-tangent curve to the right, through a central angle of 89°43'16" a distance of 23.49 feet (chord bearing S 44°40'20" E, chord length 21.16'); thence South 00°11'20" West 355.02 feet; thence southeasterly along the arc of a 958.00 foot radius non-tangent curve to the right, through a central angle of 02°36'04" a distance of 43.49 feet (chord bearing S 74°46'27" E, chord length 43.49') to the point of beginning.

Encompassing 13,329 square feet or 0.306 acres.

Tooele County Tax Parcel No.: a portion of 05-028-0-0056