

Ent: 362637 - Pg 1 of 7  
Date: 11/15/2011 12:20 PM  
Fee: \$0.00  
Filed By: cf  
Jerry M. Houghton, Recorder  
Tooele County Corporation  
For: STANSBURY PARK IMPROVEMENT DI  
S

When recorded, mail to:

Stansbury Park Improvement District  
10 Plaza  
Stansbury Park, UT 84074

### SPECIAL WARRANTY DEED AND GRANT OF EASEMENT

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, LEUCADIA FINANCIAL CORPORATION, a Utah corporation ("Grantor"), hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, but not otherwise, to STANSBURY PARK IMPROVEMENT DISTRICT, a political subdivision of Tooele County, Utah ("Grantee") whose address is set forth above, the tract of land in Tooele County, Utah, more fully described in Exhibit A attached hereto and shown on the drawing attached as Exhibit D hereto (the "Property").

SUBJECT TO: (a) current general taxes and assessments; (b) easements, restrictions, reservations and rights-of-way of record; and (c) the easements reserved by Grantor as provided below.

TOGETHER WITH a perpetual, non-exclusive easement and right of way ("Easement"), over, under, across and through a 20-foot wide strip of land adjoining the southerly boundary of the Property as more particularly described on Exhibit B hereto and as shown on Exhibit D hereto ("Easement Parcel"), for the purposes of using, installing, repairing, maintaining, and replacing a roadway accessing and above-ground and below-ground utility lines serving the Property. Grantor reserves and retains the right to use the Easement and the right for Grantor to grant nonexclusive easements, rights-of-way and other use rights to other persons and/or entities to use the Easement, provided such use does not unreasonably interfere with the rights granted to Grantee hereunder. Nothing herein shall prohibit Grantor from building or constructing, or permitting to be built or constructed curbs and gutters, sidewalks, pavement, asphalt, landscaping or other improvements over and across the Easement that do not unreasonably obstruct or interfere with the rights granted to Grantee hereunder, and Grantee shall repair and/or replace any Grantor improvements damaged by Grantee in the exercise of its rights hereunder. Notwithstanding the foregoing, Grantor shall not construct permanent buildings or other permanent structures, or plant any trees or shrubs whose roots would contact the Grantee's water lines and sewer lines within the Easement (the "Prohibited Improvements"). Grantor hereby acknowledges and agrees that Grantee shall have the unilateral right, upon reasonable notice and without compensation to Grantor, to physically remove any Prohibited Improvement and to clear any trees, shrubs, brushes, native growth or foliage, which are now or may hereafter be situated within the Easement that may, in the Grantee's sole opinion, obstruct, endanger, hinder or conflict with its rights hereunder. The Grantee shall have no liability for any damage to any Prohibited Improvements made by Grantor to the extent such damage arises out of or in connection with the Grantee's use of the Easement consistent with its rights hereunder.

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**EXHIBIT A**  
(To Special Warranty Deed)

**PROPERTY**

The following land located in Tooele County, Utah

Part of Tax Parcel No. \_\_\_\_\_

A parcel of land situated in the Northeast Quarter of Section 17 and Northwest Quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian. Said parcel being more particularly described as follows:

Beginning at a point North  $0^{\circ}23'31''$  West, along the Section line, 626.15 feet and South  $89^{\circ}36'29''$  West, 79.07 feet, from the East Quarter Corner of said Section 17, and running thence North  $26^{\circ}49'40''$  West, 183.29 feet, to the Warr family properties parcel recorded as Entry No. 200287, thence North  $62^{\circ}26'59''$  East along said Warr parcel, 180.57 feet to a point on the East line of Section 17; thence North  $62^{\circ}34'10''$  East, 17.98 feet; thence South  $26^{\circ}49'40''$  East, 184.27 feet; thence South  $62^{\circ}44'32''$  West, 198.55 feet to the Point of Beginning.

Contains: 36,491 sf or 0.838 acres.

**EXHIBIT B**  
(To Special Warranty Deed)

**ACCESS AND UTILITY EASEMENT FOR BENEFIT OF GRANTEE**

A strip of land 20 feet in width situated in the Northeast Quarter of Section 17 and Northwest Quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian. Said strip being more particularly described as follows:

Beginning at a point on the Warr family properties parcel recorded as Entry No. 200287 said point being North  $0^{\circ}23'31''$  West, along the Section line, 880.84 feet and North  $89^{\circ}36'29''$  East, 16.02 feet, from the East Quarter Corner of said Section 17, and running thence South  $26^{\circ}49'40''$  East, 19.96 feet, thence South  $62^{\circ}26'59''$  West, 198.56 feet; thence North  $26^{\circ}49'40''$  West, 20.00 feet to aforesaid Warr parcel; thence North  $62^{\circ}26'59''$  East along said Warr parcel, 180.57 feet to a point on the East line of Section 17; thence North  $62^{\circ}34'10''$  East, 17.98 feet to the Point of Beginning.

Contains: 3,971 sf or 0.091 acres

**EXHIBIT C**  
(To Special Warranty Deed)

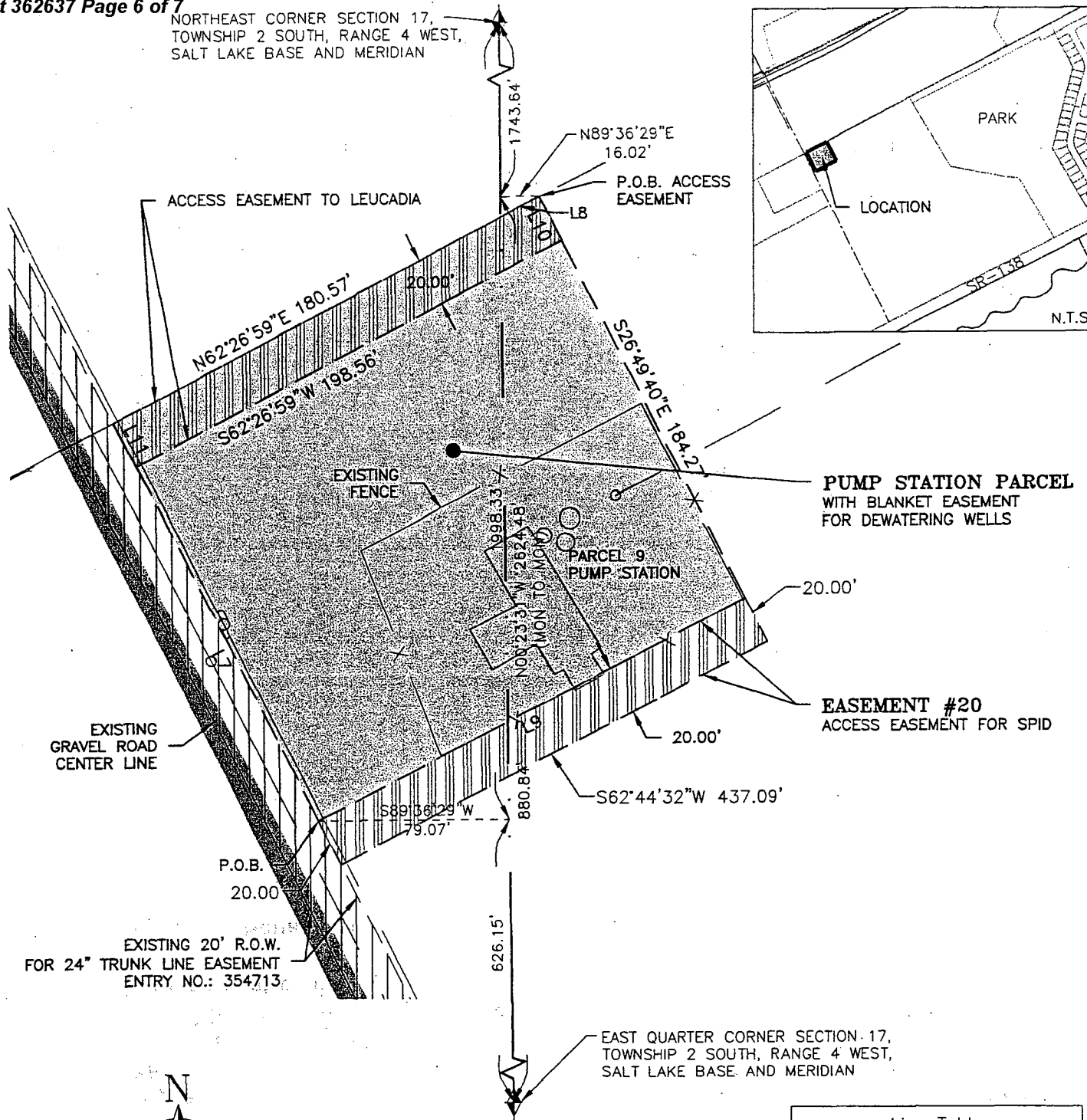
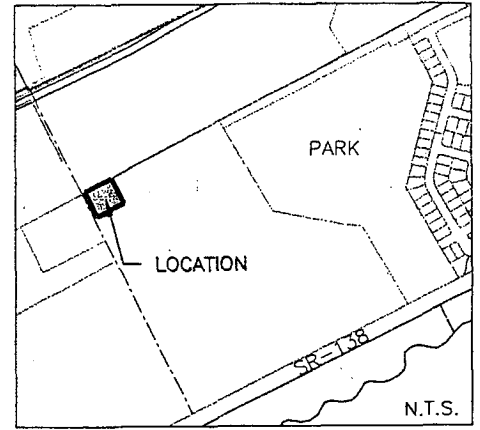
**ACCESS EASEMENT RESERVED BY GRANTOR**

A strip of land 20.00 feet in width situated in the Northwest Quarter of Section 17 and the Northeast Quarter of Section 18, Township 2 South, Range 4 West, Salt Lake Base and Meridian. Located in Tooele County, State of Utah, said strip being more particularly described as follows:

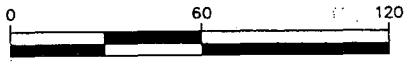
Beginning at a point North 00°23'31" West, along the Section line, 626.15 feet and South 89°36'29" West, 79.07 feet, from the East Quarter Corner of said Section 17; and running thence North 62°44'32" East, 198.55 feet; thence South 26°49'40" East, 20.00 feet; thence South 62°44'32" West, 198.55 feet; thence North 26°49'40" West, 20.00 feet, to the point of beginning.

Contains: 3,971 Square feet, or 0.091 Acres

NORTHEAST CORNER SECTION 17,  
TOWNSHIP 2 SOUTH, RANGE 4 WEST,  
SALT LAKE BASE AND MERIDIAN



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

Line Table		
Line #	Length	Direction
L7	183.29'	N26°49'40\"W
L8	17.98'	N62°34'10\"E
L9	198.55'	S62°44'32\"W
L10	19.96'	S26°49'40\"E
L11	20.00'	N26°49'40\"W

**STANSBURY IMPROVEMENT DISTRICT**  
**PUMP STATION & ACCESS EASEMENT**  
PARCEL 9 PARK



**Ward Engineering Group**  
Planning • Engineering • Surveying  
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84101  
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DESIGN: HU  
DRAWN: HU  
CHECK: KW  
DATE: 10/27/2010

Exhibit  
**D**

V:\2010 Projects\10-0013 (SPID)70 ROS\ACAD drawings\WATER LINE Easement 11-10-2011 Revision.dwg, 2/17/2005 8:51 AM, Mike Drake

4831-5673-8057, v. 2