

**ASSESSORS CERTIFICATE OF ROLLBACK TAX LIEN**  
(Farmland Assessment Act of 1969) UCA 1953 Amended

KNOW ALL MEN BY THESE PRESENTS

On the 6th day of June, 2019 the below described property owned by

**PENELOPE ROSE LLC**

**Owner (s) of Record**

became subject to the rollback tax imposed in accordance with Utah Code section 59-2-506. The rollback tax is a lien upon the land until paid and is due and payable at the time of withdrawal. Application for Assessment and Taxation of Agricultural Land was previously filed by the owner of record in the office of the Tooele County Recorder, State of Utah.

**PARCEL NUMBER:** 05-034-0-0092      **ACCOUNT NUMBER:** R095373      **TAX DISTRICT:** 7 – STANSBURY PARK

**LEGAL DESCRIPTION:**

**ACRES WITHDRAWN:** 12.18

THAT PORTION OF THE W 1/2 OF SEC 16, T2S, R4W, LYING N OF S R/W LI OF HWY 138 ---LESS: COM AT THE SE COR OF THE NW 1/4 OF SEC 16, TH N 89°55' W 20 RDS; TH N 1°05' 2 160 RDS, TH S 89°55' E 20 RDS, TH S 1°05' E 160 RDS TO BEG. ---LESS 5-34-16. ---LESS 0.80 AC DEEDED TO DELAUN BLAKE 320/384. ---LESS 53.87 AC DEEDED TO CHARLES WARR 326/322-23. ---LESS 1.5 AC TO 5-34-27 FOR 2002 YEAR. ---LESS 0.01 AC DEEDED TO PARCEL 9 PUD COMM PH 1 (922/259) BALANCE DESCRIPTION OF 5-34-28 FOR 2005 YEAR. ---LESS 2.62 AC TO 5-34-53. BALANCE OF 5-34-29 AFTER 5-34-53 FOR 2007 YEAR. ---LESS 4.8 AC TO 5-34-58. BALANCE OF 5-34-54 AFTER 5-34-58 FOR 2007 YEAR. ----LESS 1.18 AC TO STARSIDE PH 2 - PARCEL 9 PUD. BALANCE OF 5-34-60 FOR 2008 YEAR. 77.88 AC---LESS 0.27 AC TO STANSBURY PARK IMPROVEMENT DISTRICT. ---TOGETHER WITH: 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°23'31" WEST, ALONG THE SECTION LINE, 880.84 FEET, AND NORTH 89°36'29" EAST, 16.02 FEET, FROM THE EAST QUARTER CORNER OF SAID SECTION 17, AND RUNNING THENCE SOUTH 26°49'40" EAST, 19.96 FEET, THENCE SOUTH 62°26'59" WEST, 198.56 FEET; THENCE NORTH 26°49'40" WEST, 20.00 FEET TO AFORESAID WARR PARCEL; THENCE NORTH 62°26'59" EAST ALONG SAID WARR PARCEL, 180.57 FEET TO A POINT ON THE EAST LINE OF SECTION 17; THENCE NORTH 62°34'10" EAST, 17.98 FEET TO THE POINT OF BEGINNING. CONTAINS: 3,971 SQF OR 0.091 ACRES--SUBJECT TO: 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. BALANCE OF 5-34-63 AFTER 5-35-28 FOR 2012 YEAR. 77.61 AC----LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: 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. BALANCE OF 5-34-78 AFTER 5-34-86 (ENTRY #422836) FOR 2016 YEAR. 48.51 AC-----LESS 8.40 AC TO WILD HORSE RANCH SUBDIVISION PH 1 (ENTRY # 427785). BALANCE OF 5-34-87 AFTER WILD HORSE RANCH SUBDIVISION PH 1 (19-39) FOR 2017 YEAR. 40.11 AC-----LESS 4.92 AC TO WILD HORSE RANCH SUBDIVISION PHASE 2 (ENTRY 427786) BALANCE OF 5-34-88 AFTER WILD HORSE RANCH SUBDIVISION PH 2 (19-40) FOR 2017 YEAR. 35.19 AC-----LESS 8.50 AC TO WILD HORSE RANCH PHASE 3 (ENTRY #470064). BALANCE OF 5-34-89 AFTER WILD HORSE RANCH PHASE 3 FOR 2019 YEAR. 26.69 AC-----LESS 7.52 AC TO WILD HORSE RANCH PH 4 AND 6.99 AC TO WILD HORSE RANCH PH 5 (ENTRY NUMBERS 474287 AND 474288) BALANCE OF 5-34-91 AFTER WILD HORSE RANCH PH 4 AND 6.99 AC TO WILD HORSE RANCH PH 5 FOR 2019 YEAR. 12.18 AC

**OUT OF PARCEL NUMBER:** 05-034-0-0089

**LEGAL DESCRIPTION:**

THAT PORTION OF THE W 1/2 OF SEC 16, T2S, R4W, LYING N OF S R/W LI OF HWY 138 ---LESS: COM AT THE SE COR OF THE NW 1/4 OF SEC 16, TH N 89°55' W 20 RDS; TH N 1°05'2 160 RDS, TH S 89°55' E 20 RDS, TH S 1°05' E 160 RDS TO BEG. ---LESS 5-34-16. ---LESS 0.80 AC DEEDED TO DELAUN BLAKE 320/384. ---LESS 53.87 AC DEEDED TO CHARLES WARR 326/322-23. ---LESS 1.5 AC TO 5-34-27 FOR 2002 YEAR. ---LESS 0.01 AC DEEDED TO PARCEL 9 PUD COMM PH 1 (922/259) BALANCE DESCRIPTION OF 5-34-28 FOR 2005 YEAR.---LESS 2.62 AC TO 5-34-53. BALANCE OF 5-34-29 AFTER 5-34-53 FOR 2007 YEAR.---LESS 4.8 AC TO 5-34-58. BALANCE OF 5-34-54 AFTER 5-34-58 FOR 2007 YEAR. -----LESS 1.18 AC TO STARSIDE PH 2 - PARCEL 9 PUD. BALANCE OF 5-34-60 FOR 2008 YEAR. 77.88 AC---LESS 0.27 AC TO STANSBURY PARK IMPROVEMENT DISTRICT. ---TOGETHER WITH: 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°23'31" WEST, ALONG THE SECTION LINE, 880.84 FEET, AND NORTH 89°36'29" EAST, 16.02 FEET, FROM THE EAST QUARTER CORNER OF SAID SECTION 17, AND RUNNING THENCE SOUTH 26°49'40" EAST, 19.96 FEET, THENCE SOUTH 62°26'59" WEST, 198.56 FEET; THENCE NORTH 26°49'40" WEST, 20.00 FEET TO AFORESAID WARR PARCEL; THENCE NORTH 62°26'59" EAST ALONG SAID WARR PARCEL, 180.57 FEET TO A POINT ON THE EAST LINE OF SECTION 17; THENCE NORTH 62°34'10" EAST, 17.98 FEET TO THE POINT OF BEGINNING. CONTAINS: 3,971 SF OR 0.091 ACRES---SUBJECT TO: 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 0°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. BALANCE OF 5-34-63 AFTER 5-35-28 FOR 2012 YEAR. 77.61 AC---LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: 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)

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TOTAL ACRES WITHDRAWN: 12.18

TOTAL AMOUNT DUE: \$17,592.67

Wendy Shubert  
Tooele County Assessor

Dated this 6 day of June 2019

STATE OF UTAH )  
COUNTY OF TOOELE ) ss.

Rebecca Bracken  
NOTARY PUBLIC

My commission expires:

9.27.20

Residing at Tooele County, Utah

