

WHEN RECORDED, MAIL TO:
NWQ, LLC
166 E. 14000 S., Ste. 210
Draper, Utah 84020

13070165
9/10/2019 8:36:00 AM \$40.00
Book - 10827 Pg - 5821-5824
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 4 P.

Affects portions of current and future Tax ID Nos.:
07-26-100-008-0000;
07-26-100-010-4001;
07-27-400-002-0000;
07-16-100-002-0000;
07-16-100-003-4001;
07-35-100-017-0000

PLEASE MAIL TAX NOTICE TO GRANTEE
AT ITS ADDRESS LISTED BELOW

Space above for County Recorder's Use

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, KENNECOTT UTAH COPPER LLC, a Utah limited liability company, whose address is 4700 Daybreak Parkway, South Jordan City, Utah 84009 ("**Grantor**"), hereby conveys and warrants, against all claiming by, through, or under Grantor (and no others), to NWQ, LLC, a Utah limited liability company, whose address is 166 East 14000 South, Suite 210, Draper, Utah 84020 ("**Grantee**"), that certain real property located in Salt Lake County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference (the "**Property**");

TOGETHER WITH all and singular the easements, tenements, hereditaments, rights, privileges, and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, (a) improvements of every kind and nature presently situated on, in, under or about the Property; (b) all easements, rights of way, benefits, and appurtenances running with such Property; (c) all of Grantor's right, title and interest, if any, in any land (and related improvements) lying in any street, road or avenue in front of, adjacent to, or adjoining, such real property; and (d) all of Grantor's right, title and interest, if any, in and to all mineral and subsurface rights of any kind whatsoever related or appurtenant to such real property.

Grantor hereby reserves all appurtenant water rights, non-appurtenant water rights, all water company shares of stock, and water now held, owned or used in connection with the Property.

SUBJECT TO current taxes and assessments and to reservations, easements, covenants, conditions, restrictions of record.

[signature and acknowledgment are on the following page]

FIRST AMERICAN TITLE NCS
#9531374953137-1

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

That certain real property situated in the County of Salt Lake, State of Utah and described as follows:

PARCEL 1:

Proposed SLC Port GLC Plat "A" Subdivision Legal Description

A parcel of land located in portions of the Southwest, Southeast and Northeast Quarters of Section 27 and the Southwest Quarter of Section 26, and the Southeast Quarter of Section 28 and the Northwest Quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, being further described as follows:

Commencing at the East Quarter Corner of said Section 27; Thence South 0°18'07" West 2031.363 feet; Thence South 89°47'12" East 1968.732 feet; Thence South 0°12'48" West 269.610 feet; Thence North 89°47'09" West 303.021 feet; Thence South 0°03'32" West 439.010 feet; Thence North 89°47'11" West 1668.050 feet; Thence North 0°14'04" East 98.995 feet; Thence North 89°50'40" West 1196.445 feet; Thence North 0°09'38" East 50.987 feet; Thence North 89°50'44" West 1446.542 feet; Thence North 89°50'11" West 2562.630 feet; Thence North 0°08'33" East 249.930 feet to a point of curvature; Thence 808.707 feet along a tangent 6075 foot radius curve to the left (chord bears North 3°40'16" West 808.110 feet); Thence North 7°29'05" West 217.210 to a point of curvature; Thence 788.742 feet along a tangent 5924.796 foot radius curve to the right (chord bears North 03°40'16" West 788.160 feet); Thence North 0°08'33" East 530.992; Thence South 89°45'06" East 56.721 feet to the West Quarter of said Section 27; Thence South 89°51'09" East 2646.088 feet to the Center Quarter Corner of said Section 27; Thence South 89°51'16" East 1322.662 feet; Thence North 0°16'02" East 1535.518 feet; Thence South 57°28'01" East 1564.675 feet to the East line of said Section 27; Thence South 0°18'01" East 697.412 feet to the POINT OF BEGINNING.

PARCEL 2 (Non-Exclusive Easement):

Non-Exclusive Easement Agreement, dated September 28, 2012, by and among Suburban Land Reserve, Inc., a Utah corporation, and Kennecott Utah Copper, LLC, a Utah limited liability company, and the terms, covenants, conditions, provisions and easement(s) thereof, recorded September 28, 2012 as Entry No. 11481851 in Book 10061 at Page 4551 of Official Records. First Amendment to Easement Agreement recorded June 12, 2017 as Entry No. 12554163 in Book 10566 at Page 8823 of Official Records, described as follows:

The real property referenced in the foregoing instrument is located in Salt Lake County, Utah and is more particularly described and depicted as:

That certain real property situated in Salt Lake County, Utah, more particularly described as follows:

A parcel of land located in the Southeast Quarter of Section 26, Township 1 North, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

Beginning at the Northwest Corner of Lot 1, Watkins Industrial Park Subdivision, recorded June 10, 2003 as Entry No. 8682869 in Book 2003p at Page 162 of the Salt Lake County records, said corner being South 89°58'19" West 730.17 feet along the south line of Section 26, Township 1 North, Range 2 West, Salt Lake Base and Meridian to the west line of said Lot 1 and along said line North 00°06'15" East 1,217.27 feet (1,217.23 feet by record) from the Southeast Corner of said Section 26, and thence Northwesterly 209.18 feet along the arc of a 133.00 foot radius curve to the right through a central angle of 90°06'48" and a long chord of North S 44°58'25" West 188.28 feet; thence North 00°04'59" East 116.92 feet to a point of tangency of a 25.00 foot radius curve to the left; thence Northwesterly 21.76 feet along the arc of said curve through a central angle of 49°52'33" and a long chord of North 24°51'18" West 21.08 feet to a point of reverse curvature with a 65.00 foot radius curve to the right; thence Easterly 317.37 feet along the arc of said curve through a central angle of 279°45'07" and a long chord of South 89°55'01" East 83.78 feet to a point of reverse curvature with a 25.00 foot radius curve to the left; thence southwesterly 21.76 feet along the arc of said curve through a central angle of 49°52'33" and a long chord of South 25°01'16" West 21.08 feet; thence South 00°04'59" West 116.92 feet to a point of tangency of a 67.00 foot radius curve to the left; thence Southeasterly 105.38 feet along the arc of said curve through a central angle of 90°06'48" and a long chord of South 44°58'25" East 94.85 feet; thence North 89°58'15" East 0.15 feet to the West Line of said Watkins Industrial Park Subdivision; thence along the said line South 00°06'15" West 66.00 feet to the POINT OF BEGINNING.