

Ent: 418961 - Pg 1 of 12  
Date: 9/24/2015 12:29:00 PM  
Fee: \$81.00  
Filed By: eCASH  
Jerry M. Houghton, Recorder  
Tooele County Corporation  
For: Meridian Title Company

PREPARED BY AND WHEN  
RECORDED PLEASE RETURN TO:

Grantee  
Perry Homes, Inc.  
17 E. Winchester St., Ste. 200  
Murray, UT 84107

**EASEMENT DEED**

Tooele Associates Limited Partnership to Perry Homes, Inc.

THIS INSTRUMENT is entered into as of the 31 day of August, 2015, between **TOOELE ASSOCIATES LIMITED PARTNERSHIP**, a Washington limited partnership ("Grantor"), whose address is 1982 N. Berra Blvd., Tooele, UT 84074 and **PERRY HOMES, INC.**, a Utah corporation ("Grantee"), whose address for purposes hereof is 17 E. Winchester St., Suite 200, Murray, UT 84107. (Grantor and Grantee are referred to in this instrument collectively as the "Parties," and individually as a "Party.")

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee a temporary, non-exclusive, easement and right-of-way for vehicular and pedestrian ingress and egress over and across certain real property (the "Easement Area") located in Tooele County, Utah, described on the attached Exhibit "A", incorporated by this reference.

Such easement and right-of-way shall constitute a covenant running with the land, and shall benefit and be appurtenant to the adjacent real property (the "Benefited Property") owned by Grantee and located in Tooele County, Utah, and described on the attached Exhibit "B", incorporated by this reference.

1. Nature of Provisions and Purpose. For the purpose of the easement and right-of-way created by this instrument, the Benefited Property shall constitute the dominant estate, and the Easement Area shall constitute the subservient estate. Such easement and right-of-way shall: (a) create an equitable servitude on the Easement Area in favor of the Benefited Property; (b) constitute a covenant running with the land; (c) benefit and bind every person having any fee, leasehold, mortgage lien or other interest in any portion of the property concerned; (d) benefit and bind any person whose title is acquired by judicial foreclosure, trustee's sale, deed in lieu of foreclosure or other means and (e) is granted solely and exclusively to permit Grantee to access its adjacent Benefited Property during any period of time that a dedicated public right of way does not exist across the Easement Area to the Benefited Property subject to termination as set forth below.

2. Additional Users. The easement and right-of-way granted to Grantee in this instrument are intended to create a property interest or right in Grantee, and Grantee may permit tenants, subtenants, partners, employees, agents, contractors, invitees, licensees and other visitors with respect to the Benefited Property to use and enjoy such easement and right-of-way.

3. Term, Termination and Right of Grantor to Designate Specific Location of Easement. The easement and right-of-way granted to Grantee hereunder shall be limited in scope to the use by Grantee of a 25 foot wide area across the Easement Area in a location designated in writing by Grantor from time to time and thereafter subject to relocation at the cost of Grantee at any time and from time to time upon written notice by Grantor to Grantee. The easement and right-of-way granted to Grantee hereunder shall automatically terminate as to any portion of the Easement Area where a final plat is recorded for purposes of developing any portion of the Easement Area. The easement and right of way granted to Grantee hereunder shall terminate permanently at the first to occur of (a), the final dedication of a public right-of-way of any size that crosses or transects the Easement Area and connects an already existing public right-of-way to the Benefitted Property, thus providing access over the Easement Area on an existing public right-of-way to the Benefitted Property or (b), the recordation of final plats that cover all of the Easement Area so long as the recorded final plats covering the Easement Area provides for at least one access over a public right-of-way to the Benefitted Property.

4. General Provisions. This instrument shall be governed by, and construed and interpreted in accordance with, the laws (excluding the choice of laws rules) of the State of Utah. This instrument shall inure to the benefit of, and be binding on, the Parties and their respective successors and assigns. Whenever possible, each provision of this instrument shall be interpreted in such manner as to be valid under applicable law; but, if any provision of this instrument shall be invalid or prohibited under applicable law, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remainder of such provision or the remaining provisions of this instrument.

5. Indemnification and Hold Harmless. Grantee shall indemnify, defend and hold harmless Grantor from any and all claims, damages, or liability arising from or associated with Grantee or Grantee's invitees use of the Easement and right of way granted hereunder.

The Parties have executed this instrument on the respective dates set forth below, to be effective as of the date first set forth above.

[SIGNATURE PAGE FOLLOWS]

GRANTEE:

PERRY HOMES, INC.

By William O. Perry

Name William O. Perry

Its Chairman

Date 8/31/15

State of Utah )  
 ) ss.  
County of Salt Lake )

The foregoing instrument was acknowledged before me this 31 day of August,  
2005, by WILLIAM O. PERRY, the CHAIRMAN of  
PERRY HOMES, INC.

(Seal)

Carolyn M Woolsey  
Notary Public





**EXHIBIT A**

**Parcel 02-138-0-0003**

The South Half of the Southeast Quarter of Section 7, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

**Parcel 02-145-0-0012**

Beginning at a point on the North line of the Southwest 1/4 of Section 18, Township 3 South, Range 4 West, Salt Lake Base and Meridian, which is also North 0°19'26" West 2641.32 feet along the East Line of the Southwest 1/4 and South 89°42'33" West 1,325.14 feet, more or less, (the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 18) from the South 1/4 corner; and running thence South 0°17'27" East 60 feet; thence South 89°42'33" West, more or less, 1233.18 feet to a point on the East right of way line of State Highway 112; thence North 34°53'23" West 72.89 feet along said East line to a point on the North line of the Southwest 1/4 of said Section; thence North 89°42'33" East, more or less, 1285.56 feet along said north line of the Southwest 1/4 to the point of beginning.

**Parcel 02-145-0-0014**

Beginning at the East Quarter Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running thence South 89°42'33" West 2003.63 feet, along the center line of said Section 17; thence South 0°14'08" East 2642.26 feet, to a point on the south section line of said Section 17; running thence North 89°43'06" East along said south section line 2003.63 feet, to the southeast corner of said Section 17; running thence North 0°14'08" West along the east section line of said section 2642.58 feet, to the point of beginning.

Less and excepting therefrom the following described tract of land, as evidenced by that certain Warranty Deed recorded on November 29, 2006 as Entry No. 272926 in the Tooele County Recorder's Office, State of Utah, and more particularly described as follows:

Beginning at the Southeast Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running thence North 0°18'23.8" West 14.848 m (48.71 feet); thence North 89°37'58.5" West 48.192 m (158.11 feet) to a 12016.154 m (39423.08 foot) radius curve to the left; thence along said curve 135.234 m (443.68 feet); thence South 89°43'20.1" West 1026.535 m (3368.23 feet); thence South 0°16'15.6" East 16.126 m (52.91 feet); thence North 89°43'44.4" East 402.507 m (1320.56 feet); thence North 89°43'14.3" East 807.557 m (2649.47 feet) to the point of beginning.

**Parcel 02-145-0-0015**

That part of the East Half of the West Half of Section 18, Township 3 South, Range 4 West, Salt Lake Base and Meridian, lying North of the W.P. Railroad right of way.

**Parcel 02-145-0-0016**

The North Half of the Northeast Quarter of Section 18, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

Less and excepting any portions lying within the legal bounds of the County Road and the Railroad.

**Parcel 03-010-0-0002**

Lot 7, the Southeast 1/4 of the Southwest 1/4 and the South 1/2 of the Southeast 1/4 of Section 6, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

**A Portion of Parcel 02-128-0-0014**

Beginning at the East Quarter Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running thence South  $89^{\circ}42'33''$  West 2003.63 feet, along the center line of said Section 17; thence South  $0^{\circ}14'08''$  East 2642.26 feet, to a point on the south section line of said Section 17; running thence North  $89^{\circ}43'06''$  East along said south section line 2003.63 feet, to the southeast corner of said Section 17; running thence North  $0^{\circ}14'08''$  West along the east section line of said section 2642.58 feet, to the point of beginning.

Less and excepting therefrom the following described tract of land, as evidenced by that certain Warranty Deed recorded on November 29, 2006 as Entry No. 272926 in the Tooele County Recorder's Office, State of Utah, and more particularly described as follows:

Beginning at the Southeast Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running thence North  $0^{\circ}18'23.8''$  West 14.848 m (48.71 feet); thence North  $89^{\circ}37'58.5''$  West 48.192 m (158.11 feet) to a 12016.154 m (39423.08 foot) radius curve to the left; thence along said curve 135.234 m (443.68 feet); thence South  $89^{\circ}43'20.1''$  West 1026.535 m (3368.23 feet); thence South  $0^{\circ}16'15.6''$  East 16.126 m (52.91 feet); thence North  $89^{\circ}43'44.4''$  East 402.507 m (1320.56 feet); thence North  $89^{\circ}43'14.3''$  East 807.557 m (2649.47 feet) to the point of beginning.

**EXHIBIT B**

**Parcel 02-141-0-0005**

Commencing at the West quarter corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, (a found Tooele County Survey Brass Cap); and running thence along the quarter section line North 89°44'26" East 2641.96 feet to the center of said Section 4; thence along the quarter section line South 00°26'27" East 2530.20 feet to the North property line of Dawn R. & J. Dee Curtis; thence along said North line South 89°40'37" West 2641.00 feet to a point which lies on the West line of the Southwest quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence along the said West line North 00°27'45" West 2533.13 feet to the point of beginning.

The Basis of Bearing is sighted between the West quarter corner and the Southwest corner of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian (measured South 00°27'45" East 2643.13 feet between monuments, both being found Tooele County Brass Caps).

EXCEPTING THEREFROM, that portion within Erda Acres Water Company in the Overlake Development tract in the County of Tooele, State of Utah, said parcel particularly described as follows: Beginning at a point which lies South 00°27'45" East 1421.83 feet along the West section line of the Southwest quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and North 89°32'15" East 32.19 feet from the West quarter corner of said Section 4, (A Found Tooele County Survey Brass Cap); thence East 200.00 feet; thence South 200.00 feet; thence West 200.00 feet; thence North 200.00 feet to the point of beginning.

**Parcel 02-142-0-0005**

Commencing at the West quarter corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, (A Found Tooele County Survey Brass Cap); and running thence along the Southerly boundary line of the Tooele City Waste Water Treatment Plant North 89°33'02" East 668.08 feet to a point on the Southeasterly boundary of said Tooele City; thence along said Tooele City boundary North 40°41'21" East 1494.48 feet; thence North 89°37'23" East 994.23 feet to a point which lies on the North-South quarter section line; thence North 89°36'40" East 2643.23 feet to a point on the West section line of the Northwest quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence along said section line South 00°27'51" East 1121.47 feet to the West quarter corner of said Section 4; thence along the West section line of the Southwest quarter of said Section 4, South 00°27'45" East 2533.13 feet; thence South 89°40'50" West 1110.46 feet to a point on the boundary line of Overlake Golf Course Lot 115, recorded in the Tooele County Recorder's Office; thence along said boundary line the next (11) courses: 1.) South 14°36'38" East 49.22 feet, 2.) South 04°00'00" East 304.53 feet, 3.) South 07°30'00" East 517.98 feet, 4.) South 65°04'02" West 127.52 feet, 5.) South 57°47'23" West 184.65 feet, 6.) South 87°00'00" West 589.02 feet, 7.) North 80°07'22" West 500.99 feet, 8.) to the beginning of a curve to the left, having a central angle of 03°07'50", a radius of 555.000 feet (chord bears North 26°53'46" West 30.32 feet), thence along the arc of said curve 30.32 feet to a point of tangence, 9.) North 29°07'52" West 447.75 feet, 10.) North 42°24'09" East 523.14 feet, 11.) North 06°00'00" East 152.20 feet; thence South 89°40'50" West 420.07 feet to a point on the North-South quarter section line; thence South 89°40'42" West 1596.21 feet to a point which lies on the boundary line of Lot #3, of the Overlake Golf Course recorded in the Tooele County Recorder's Office; thence along said boundary line the next (4) courses: 1.) South 01°25'30" East 325.12 feet, 2.) South 57°12'49" West 117.71 feet, 3.) North 30°18'13" West 492.38 feet, 4.) North 17°56'43" West 51.23 feet; thence South 89°40'42" West 699.50 feet to a point on the West section line of the Southwest quarter of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence along said section line North 00°17'51" West 2434.16 feet to the point of beginning.

The Basis of Bearing is sighted between the West quarter corner and the Southwest corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, (measured North 00°17'51" West 2631.32 feet between monuments, both being found Tooele County Survey Brass Caps.)

EXCEPTING THEREFROM: that portion also described as the Overlake Club House site, also described as follows:

BEGINNING at a point which lies South 00°27'45" East 1495.25 feet along the West section line of the Southwest quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Base and Meridian and South 89°32'15" West 1132.97 feet from the West quarter corner of said Section 4, a found Tooele County Survey Brass Cap; thence South 09°57'54" West 649.19 feet to a point on the Overlake Golf course boundary Lot #5, recorded in the Tooele County Recorder's office; thence along said boundary the next (5) Courses: 1.) North 78°51'43" West 395.43 feet; 2.) North 62°23'47" West 487.09 feet; 3.) North 26°20'35" East 146.95 feet; 4.) North 70°35'47" East 641.14 feet; 5.) South 87°44'22" East 261.72 feet to the point of beginning.

ALSO, EXCEPTING THEREFROM, Lots 1, 2, 3, 4, & 5, of OVERLAKE GOLF COURSE PLAT.

TOGETHER WITH an Easement for ingress and egress, described as follows:

Beginning at the Northwest corner of Section 8, Township 3 South, Range 4 West, Salt Lake Base and Meridian; A Found Brass Cap Tooele County Survey Monument; running thence North 89°40'42" East along the Section line 62.00 feet to a point which lies 62.00 feet left of the Section line at Engineers Station 82+85.91, said point also lies on the Easterly right-of-way line of 1200 West Street; thence along said right-of-way South 00°21'41" East 2642.09 feet to a point on the Section line, said point lies 62.00 feet left at Engineer's Station 109+27.90; thence South 00°22'17" East along said Easterly right-of-way line 2580.09 feet to an intersection point of 1200 West Street right-of-way and 2000 North Street right-of-way; said parcel also being 62.00 feet left of the Section line at Engineers Station 135+08.09 1200 West Street=Station 47+84.79 2000 North Street; thence North 89°41'45" East along said Northerly right-of-way of 2000 North Street 2586.50 feet, said point also lies 62.00 feet left of the South quarter corner of Section 8, at Engineers Station 72+51.29; thence North 89°42'12" East along said Northerly right-of-way line 2648.88 feet to a point on the Section line, said point lies 62.00 feet left of the Section line at Engineers Station 108+00.24; thence South 00°22'31" East along said Section line 62.00 feet to the Southeast corner of Section 8, a found Brass cap, said point also lies on the North boundary line of Overlake Estates Phase 1B Subdivision; thence South 89°42'12" West along the Section line 62.00 feet to a point which lies on the West boundary line of said Subdivision; thence South 00°14'42" East 62.00 feet to a point on the Southerly right-of-way line of 2000 North Street and the Westerly boundary line of Overlake Estates Phase 1B Subdivision, said point also lies 62.00 feet right of the Section line at Engineers Station 99+38.19; thence South 89°42'12" West along the Southerly right-of-way line of 2000 North Street 2586.90 feet to a point which lies on the Section line, said point also lies 62.00 feet right of the Section line at Engineers Station 73+31.28; thence South 89°41'45" West along said Southerly right-of-way 2648.44 feet; thence South 89°42'30" West 42.00 feet to a point of intersection on the Southerly right-of-way of 2000 North Street and the Westerly right-of-way line of 1200 West Street; thence North 00°17'07" West along the Westerly right-of-way line 62.00 feet to a point on the Section line, said point also lies 42.00 feet right of the Section line at Engineers Station 135+69.96; thence North 00°22'17" West along the Westerly right-of-way line of 1200 West Street 1321.04 feet to a point which lies 42.00 feet right of the Section line at Engineers Station 122+48.92; thence North 89°42'86" East 42.88 feet to a point which lies on the Section line; thence North 00°22'17" West along the said section line 1321.04 feet along the section line to a point which lies on the West quarter corner of Section 8, a found Brass Cap, said point also at Engineers Centerline Station 109+27.90; thence North 00°21'41" West along the Section line 2642.07 feet to the point of beginning.

ALSO DESCRIBED AS EASEMENT RECORDED IN BOOK 483 AT PAGES 809-813.



ALSO, together with an easement for ingress and egress, described as follows:

Beginning at the West quarter corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian, a found Brass Cap, Tooele County Survey Monument and running thence North 89°33'02" East 62.00 feet along the quarter Section line to a point which lies on the Easterly right-of-way line of 1200 West Street; said point also lies 62.00 feet left of the Section line at Engineers Station 56+54.58; thence South 00°17'51" East 2631.36 feet along said Easterly right-of-way line of 1200 West to the Southeast corner of said parcel; thence South 89°40'42" West 62.00 feet along the Section line to the Southwest corner of said Section 5; thence North 00°17'51" West 2631.22 feet along said Section line to the point of beginning.

ALSO DESCRIBED AS EASEMENT RECORDED IN BOOK 483 AT PAGES 809-813.

**Parcel 02-128-0-0022**

The North 828.88 feet of the Northwest Quarter and the West Half of the Northeast Quarter of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

Less and excepting:

The North 53 feet of the Northwest 1/4 and the North 53 feet of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

Also, less and excepting:

A portion of the Northeast 1/4 of Section 17, Township 3 South, Range 4 West, Salt Lake Base & Meridian, located in Tooele, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Phase 1B, OVERLAKE ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Tooele County Recorder, said corner being located South 89°42'46" West (plat: South 89°42'12" West) along the Section line 62.00 feet from the Northeast Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base & Meridian; thence South 0°14'42" East 1,137.76 feet along the west line of said plat and parallel with, and 62.00 feet westerly of the east line of said Section 17; thence West 793.74 feet; thence South 76°19'54" West 96.83 feet; thence South 53°05'55" West 303.53 feet; thence North 36°54'05" West 12.00 feet; thence South 53°05'55" West 73.00 feet; thence North 36°54'07" West 250.00 feet; thence South 53°05'55" West 63.06 feet; thence North 89°54'25" West 180.74 feet; thence North 0°16'25" West 1,206.72 feet to the north line of said Section 17; thence North 89°42'26" East along the Section line 1,578.33 feet to the point of beginning.

Also, less and excepting any and all portions lying within the legal bounds of the County Road.

**Parcel 02-128-0-0003**

Beginning North 0°45'25" West along the Section line 665.94 feet from the West Quarter Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence North 0°45'25" West 1151.86 feet; thence East 2648.22 feet; thence South 0°22'35" East 1796.51 feet; thence South 89°32'23" West 1606.06 feet; thence Northwesterly along the arc of a curve 799.04 feet to a point of tangency; North 67°30'37" West 450.45 feet to the point of Beginning.

Also, less and excepting any and all portions lying within the legal bounds of the County Road.

**Parcel 02-128-0-0023**

A portion of the Northeast 1/4 of Section 17, Township 3 South, Range 4 West, Salt Lake Base & Meridian, located in Tooele, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Phase 1B, OVERLAKE ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Tooele County Recorder, said corner being located South

89°42'46" West (plat: South 89°42'12" West) along the Section line 62.00 feet from the Northeast Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base & Meridian; thence South 0°14'42" East 1,137.76 feet along the west line of said plat and parallel with, and 62.00 feet westerly of the east line of said Section 17; thence West 793.74 feet; thence South 76°19'54" West 96.83 feet; thence South 53°05'55" West 303.53 feet; thence North 36°54'05" West 12.00 feet; thence South 53°05'55" West 73.00 feet; thence North 36°54'07" West 250.00 feet; thence South 53°05'55" West 63.06 feet; thence North 89°54'25" West 180.74 feet; thence North 0°16'25" West 1,206.72 feet to the north line of said Section 17; thence North 89°42'26" East along the Section line 1,578.33 feet to the point of beginning.

**Parcel 02-128-0-0024**

The East 1/2 of the Northeast 1/4 of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

Less and excepting:

A portion of the Northeast 1/4 of Section 17, Township 3 South, Range 4 West, Salt Lake Base & Meridian, located in Tooele, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Phase 1B, OVERLAKE ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Tooele County Recorder, said corner being located South 89°42'46" West (plat: South 89°42'12" West) along the Section line 62.00 feet from the Northeast Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base & Meridian; thence South 0°14'42" East 1,137.76 feet along the west line of said plat and parallel with, and 62.00 feet westerly of the east line of said Section 17; thence West 793.74 feet; thence South 76°19'54" West 96.83 feet; thence South 53°05'55" West 303.53 feet; thence North 36°54'05" West 12.00 feet; thence South 53°05'55" West 73.00 feet; thence North 36°54'07" West 250.00 feet; thence South 53°05'55" West 63.06 feet; thence North 89°54'25" West 180.74 feet; thence North 0°16'25" West 1,206.72 feet to the north line of said Section 17; thence North 89°42'26" East along the Section line 1,578.33 feet to the point of beginning.

**Parcel 02-128-0-0025**

The North 53 feet of the Northwest 1/4 and the North 53 feet of the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

Less and excepting any and all portions lying within the legal bounds of a County Road.

**Parcel 02-138-0-0002**

The East Half of the Northwest Quarter and Lots 1 and 2 of Section 7, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

**Parcel 02-139-0-0002**

The Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

Also, the West 364.56 feet of the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

All less and excepting any and all portions lying within the legal bounds of the Overlake Golf Course Plat and the Tooele City Reuse Lakes Plats.

**Parcel 02-139-0-0003**

The Northeast 1/4 of the Northeast 1/4 and the East 955.44 feet of the Northwest 1/4 of the Northeast 1/4 of Section 8, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

Less and excepting the East 323.53 feet of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

Also, less and excepting any and all portions lying within the legal bounds of the Overlake Golf Course Plat and the Tooele City Reuse Lakes Plats.

**Parcel 02-139-0-0004**

Commencing at the Southwest Corner of the Northwest 1/4 of Section 8, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence East 80 rods; thence North 80 rods; thence East 80 rods; thence North 35 rods; thence West 160 rods; thence South 115 rods to the point of beginning.

Less and excepting any and all portions lying within the legal bounds of the Overlake Golf Course Plat and the Tooele City Reuse Lakes Plats.

**Parcel 02-139-0-0006**

Commencing at the Northwest Corner of Section 8, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence East 160 rods; thence South 45 rods; thence West 160 rods; thence North 45 rods to the point of beginning.

Less and excepting any and all portions lying within the legal bounds of the Overlake Golf Course Plat and the Tooele City Reuse Lakes Plats.

**Parcel 02-139-0-0007**

The Northeast 1/4 of the Southeast 1/4, the Southeast 1/4 of the Northeast 1/4, and the South half of the South half of Section 8, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

Less and excepting any and all portions lying within the legal bounds of the Overlake Golf Course Plat and the Tooele City Reuse Lakes Plats.

Also, less and excepting any and all portions lying within the legal bounds of Clarke N. Johnsen Junior High School Subdivision.

**Parcel 02-142-0-0001**

Beginning 323.53 feet West of the Southeast Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence West along said Section line 770.16 feet to the East line of Lot 5, Overlake Golf Course Subdivision; thence Northwesterly along said East line of said Lot 5 110.00 feet; thence North 89°40'50" East 786.93 feet; thence South 110.00 feet to the point of beginning.

**Parcel 02-142-0-0002**

Beginning at the Southwest Corner of Section 5, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence North along the Section line 197.07 feet; thence North 89°40'42" East 699.50 feet to the Westerly line of Lot 3, Overlake Golf Course Subdivision; thence along said Westerly line the following two courses: South 17°56'43" East 51.23 feet; thence South 30°18'13" East 171.80 feet to the South Section line; running thence West along said Section Line 801.97 feet to the point of beginning.

Also, Beginning at the South 1/4 Corner of said Section 5, running thence East 408.30 feet to the Westerly Boundary line of Lot 5, Overlake Golf Course; thence North 6° East 112.59 feet along said Lot line; thence South 89°40'50" West 420.07 feet; thence South 89°40'42" West 1596.21 feet to the East Boundary line of Lot 3 of said Subdivision; thence South 1°25'30" East 111.97 feet along said Lot 3 to the South Section line; thence East along said Section line 1588.13 feet to the point of beginning.

**Parcel 02-128-0-0014**

The Southeast Quarter of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian. Also, the East Half of the Southwest Quarter of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

Less and excepting therefrom the following described tract of land:

Beginning at the East Quarter Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running thence South 89°42'33" West 2003.63 feet, along the center line of said Section 17; thence South 0°14'08" East 2642.26 feet, to a point on the south section line of said Section 17; running thence North 89°43'06" East along said south section line 2003.63 feet, to the southeast corner of said Section 17; running thence North 0°14'08" West along the east section line of said section 2642.58 feet, to the point of beginning.

Also, less and excepting therefrom the following described tract of land, as evidenced by that certain Warranty Deed recorded on November 29, 2006 as Entry No. 272926 in the Tooele County Recorder's Office, State of Utah, and more particularly described as follows:

Beginning at the Southeast Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running thence North 0°18'23.8" West 14.848 m (48.71 feet); thence North 89°37'58.5" West 48.192 m (158.11 feet) to a 12016.154 m (39423.08 foot) radius curve to the left; thence along said curve 135.234 m (443.68 feet); thence South 89°43'20.1" West 1026.535 m (3368.23 feet); thence South 0°16'15.6" East 16.126 m (52.91 feet); thence North 89°43'44.4" East 402.507 m (1320.56 feet); thence North 89°43'14.3" East 807.557 m (2649.47 feet) to the point of beginning.