Send Tax Notice to: 1983 North Berra Blvd, Suite 100 Tooele, Utah 84074

Commission Expires:

Entry #: 512795 06/16/2020 03:09 PM WARRANTY DEED Page: 1 of 4 FEE: \$40.00 BY: TOOELE TITLE COMPANY Jerry Houghton, Tooele County, Recorder

## **WARRANTY DEED**

TOOELE ASSOCIATES, TOOELE ASSOCIATES LP, TOOELE ASSOCIATES, LIMITED PARTNERSHIP, TO WASHINGTON LIMITED PARTNERSHIP	OELE ASSOCIATES, LIMITED	PARTNERSHIP, A grantor
of TOOELE	County of TOOELE,	State of UTAH
hereby, CONVEY and WARRANT to		÷
TOOELE ASSOCIATES, LIMITED PARTNERSHIP, A WYOMING LIMITED PARTNERSHIP		grantee
Of 1983 North Berra Blvd, Suite 100 Tooele, Utah 84074		
	County of TOOELE,	State of UTAH
For the sum of \$10.00 dollars and other good and valua The follow described tract of land in TOOELE County, \$		
SEE ATTACHED LEGAL DESCRIPTIONS		
Subject to easements, restrictions, rights of way appear	=	aw and equity.
WITNESS the hands of said grantor(s), this day	of <u>JUNE</u> , 2020.	
	TOOELE ASSOCIATES, TOO TOOELE ASSOCIATES, LIMI TOOELE ASSOCIATES, LIMI WASHINGTON LIMITED PAR	TED PARTNERSHIP, TED PARTNERSHIP, A
	By: DREW D. HALL It's: AUTHORIZED AGENT	aart
CTATE OF LITALI	its. AUTHORIZED AGENT	
STATE OF UTAH } ss.		
COUNTY OF TOOELE }	On the day of Personally appeared before m	ELE ASSOCIATES LP,
SUSAN S. HOUGHTON Notary Public, State of Utah Commission # 595601 My Commission Expires On June 17, 2021	TOOELE ASSOCIATES, LIMI'TOOELE ASSOCIATES, LIMI'WASHINGTON LIMITED PARBY: DREW D. HALL It's: AUTHORIZED AGENT the signer(s) of within instrume acknowledged to me that he e in behalf of said Limited Partners.	TED PARTNERSHIP, A TNERSHIP  ent who duly xecuted the same for and

Residing at: TOOELE, UTAH

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#### **LEGAL DESCRIPTIONS**

#### 02-126-0-0006:

NW 1/4, SEC 16, T3S, R4W, LESS 3.21 ACRES IN OUTSIDE DISTRICT (MOD-899) LESS 20.86 ACRES TO OVERLAKE ESTATES SUBDIVISION PHASE 1A; LESS 43.37 AC TO OVERLAKE EST PH 1B SUB; LESS 37.05 AC TO OVERLAKE EST 1C. LESS 18.79 AC TO OVERLAKE EST PH 1G (12-62) LESS .617 AC TO OVERLAKE ESTATES 1B AMD (12-63) LESS 32.93 AC TO OVERLAKE EST, PHASE 1E 3.17 AC

#### 02-126-0-0025:

BEG AT THE CENTER OF SEC 16, T3S, R4W, SLB&M, TH N 89°37'22" E 411.48 FT M/L TO THE W R/W LI OF SPLA/UPRR; TH N ALG THE RR R/W THE FOLL 3 COURSES: (1) TH N43°58'33" E 1060.26 FT, (2) TH N 46°01'27" W 20 FT; (3) TH N 43°58'33" E 440.53 FT M/L TO THE MOST SELY COR OF LOT 899, OVERLAKE EST AMD PH 1J; TH N 45° W 250.09 FT TO THE E BDY OF AARON DR; TH SWLY ALG AARON DR AND A CURVE TO THE RIGHT (HAVING A RADIUS OF 1353.00, C/ANGLE OF 71°13'08", AND CHORD BEARING AND DISTANCE S 53°00'27" W 1575.59) 1289.29 FT M/L TO PT ON A CURVE TO THE RIGHT (HAVING A RADIUS OF 533.00 FT, C/ANGLE OF 12°44'00" AND A CHORD BEARING & DISTANCE OF N 85°00'59" W; TH N 78°38'59" W 5.05 FT TO A PT ON A CURVE TO THE LEFT, TH ALG SD CURVE 37.60 FT (SD CURVE HAVING A RADIUS OF 25.0 FT, A C/ANGLE OF 86°09'52", AND A CHORD BEARING & DIST OF S 58°16'05" W, 34.15 FT) TO A PT ON A CURVE TO THE RIGHT, TH SWLY 30 FT M/L ALG SD CURVE TO THE 40 LI (SD CURVE HAVING A RADIUS OF 842.00 FT, A CHORD BEARING AND DIST OF S 29°55'37" W 428.49 FT, AND A C/ANGLE OF 29°28'55"); TH S 0°13'38" W 645.04 FT TO THE POB. (BALANCE OF 2-126-24 AFTER PT TO OVERLAKE ESTATES SUB AMD PH 1J - LOT 899 FOR 2002 YEAR.) 19.67 AC 07/27/2001 07/27/2001

#### 02-126-0-0036:

A PARCEL OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST,

SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN TOOELE CITY, TOOELE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, NORTH 0°14'46" WEST 1703.75 FEET ALONG THE SECTION LINE, AND NORTH 89°45'14" EAST 858.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 16 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE SOUTH 0°14'46" EAST 106.01 FEET:

THENCE NORTH 45°15'54" WEST 74.93 FEET; THENCE NORTH 44°44'06" EAST 74.98 FEET, TO THE POINT OF BEGINNING. OUT OF 2-126-35 FOR 2019 YEAR. PARCEL CONTAINS: 2,809 SQUARE FEET OR 0.065 ACRES.

#### 02-126-0-0039:

BEG 160 RDS N & 52 RDS E OF SW COR OF SEC 16, T3S, R4W, S 140 RDS M/L, NE 2450 FT, N 27.50 RDS, W 108 RDS TO BEG. LESS 5.50 AC TO OVERLAKE EST 1C, LESS 16.56 AC TO OVERLAKE EST PH 1D (12-105) FOR 1999 YEAR. LESS 0.06 AC TO OVERLAKE EST. PHASE 1E 34.41 AC----LESS 0.095 AC(WD ENTRY #472276). BALANCE OF 2-126-1 AFTER 2-126-39 FOR 2019 YEAR. 34.315 AC

#### 02-126-0-0027:

BEG 160 RDS N & 52 RDS E OF SW COR OF SEC 16, T3S, R4W, S 140 RDS M/L, NE 2450 FT, N 27.50 RDS, W 108 RDS TO BEG. LESS 5.50 AC TO OVERLAKE EST 1C, LESS 16.56 AC TO OVERLAKE EST PH 1D (12-105) FOR 1999 YEAR. LESS 0.06 AC TO OVERLAKE EST. PHASE 1E 34.41 AC-----LESS 0.095 AC(WD ENTRY #472276). BALANCE OF 2-126-1 AFTER 2-126-39 FOR 2019 YEAR. 34.315 AC

#### 02-126-0-0027:

A PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT

A POINT WHICH IS LOCATED NORTH 89°41'57" EAST 68.42 FEET ALONG THE SECTION LINE AND SOUTH 60.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST. SALT LAKE BASE AND MERIDIAN, AND RUNNING:. THENCE NORTH 89°41'57" EAST 909.82 FEET ALONG THE SOUTH LINE OF 2000 NORTH STREET, TO THE NORTHWEST CORNER OF THE 'OVERLAKE ESTATES PHASE 1 F' SUBDIVISION, AS RECORDED APRIL 30, 2002, UNDER ENTRY NO. 180680, IN BOOK 752, AT PAGE 476, IN THE TOOELE COUNTY RECORDER'S OFFICE; THENCE SOUTH 0°14'03" EAST 243.44 FEET ALONG SAID BOUNDARY, TO THE BOUNDARY OF THE 'OVERTAKE ESTATES PHASE 1 E' SUBDIVISION, AS RECORDED NOVEMBER 5, 1999, UNDER ENTRY NO. 139507, IN BOOK 596, AT PAGE 103, IN THE TOOELE COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°41'53" WEST 936.00 FEET ALONG SAID BOUNDARY, TO THE BOUNDARY OF THE 'OVERTAKE PHASE 1G' SUBDIVISION, AS RECORDED MAY 7, 1999, UNDER ENTRY NO. 130741. IN BOOK 567, AT PAGE 299, IN THE TOOELE COUNTY RECORDER'S OFFICE; THENCE NORTH 0°14'03" WEST 186.57 FEET ALONG SAID BOUNDARY; THENCE NORTH 24°27'55" EAST 62.65 FEET ALONG SAID BOUNDARY, TO THE POINT OF BEGINNING. (THIS LEGAL DESCRIPTION WAS TAKEN FROM RESOLUTION 2015-5 ENTRY 409154, THE "LESS AND EXCEPTING PARCEL 2 " AND USED AS THE BALANCE DESCRIPTION OF 2-126-23, A SPLIT THAT WAS MADE FOR 2013 YEAR) PARCEL CONTAINS: 227.121 SQUARE FEET, OR 5.21 ACRES.

#### 02-128-0-0034:

A PART OF THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT ON THE EAST SECTION LINE SAID POINT BEING 1876.65 FEET SOUTH 00°14'08" EAST ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION; AND RUNNING THENCE SOUTH 00°14'08" EAST 717.30 FEET ALONG THE SECTION LINE TO THE NORTH LINE OF THAT CERTAIN PARCEL CONVEYED IN WARRANTY DEED RECORDED ON NOVEMBER 29, 2006 (TOOELE COUNTY RECORDER'S OFFICE ENTRY # 2727926); THENCE THREE (3) COURSES ALONG SAID NORTH LINE AS FOLLOWS: (1) NORTH 89°37'59" WEST 158.17 FEET TO A POINT OF CURVATURE; (2) WESTERLY ALONG THE ARC OF A 39,423.08 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 443.68 FEET (CENTRAL ANGLE EQUALS 00°38'41", AND LONG CHORD BEARS NORTH 89°57'20" WEST 443.68 FEET); AND (3) SOUTH 89°43'20" WEST 1,401.80 FEET TO A POINT PERPENDICULARLY DISTANT FROM SAID SECTION LINE A DISTANCE OF 2003.63 FEET; THENCE NORTH 00°14'08" WEST 714.51 FEET; THENCE NORTH 89°45'32" EAST 2,003.63 FEET ALONG TO THE POINT OF BEGINNING, OUT OF 2-128-27 FOR 2019 YEAR. 32.852 AC------LESS/EXCEPTING 18.60 AC (QCD# 498427) BALANCE OF 2-128-30 AFTER 2-128-33 FOR 2020 YEAR. 14.252 AC.

#### 02-138-0-0003:

S 1/2 OF SE 1/4, SEC 7, T3S, R4W, SLB&M. 80.00 AC OUT OF 3-11-3

#### 02-145-0-0012:

BEG AT A PT ON N LI OF SW 1/4 OF SECTION 18, T3S R4W SLB&M, WH IS ALSO N 00°19'26" W 2641.32 FT ALG THE E LI OF SW 1/4 AND S 89°42'33" W M/L 1325.14 FT, (NW COR OF NE 1/4 OF SW 1/4 OF SD SEC 18) FR S 1/4 COR & RUN TH S 00°17'27" E 60 FT, TH S 89°42'33" W M/L 1233.18 FT TO A PT ON E R/W LI OF STATE HWY 112, TH N 34°53'23" W 72.89 FT ALG SD E LI TO A PT ON N LI OF SW 1/4 OF SD SEC, TH N 89°42'33" E M/L, 1285.56 FT ALG SD N LI OF THE SW 1/4 TO THE POB. OUT OF 3-29-10 1.77 AC 04/02/2002 04/02/2002

#### 02-145-0-0014:

BEG S 0°01'42" W 300.08 FT FR NW COR OF NE 1/4 OF NW 1/4 OF SEC 18, T3S, R4W, SLB&M, ALG SRLY LI OF RR R/W, S 67°30'37" E 1428.85 FT, TH S 473.36 FT M/L TO SE COR OF NE 1/4 OF NW 1/4, W 660 FT, TH S 1320 FT, TH W 333.86 FT, TH S 60 FT, TH S 89°42'33" W 326.14 FT, TH N 0°01'42" E 2400.83 FT TO POB. BALANCE AFTER 3-29-17 & 3-29-19 43.08 AC 04/02/2002 04/02/2002

#### 02-145-0-0015:

THAT PART OF E 1/2 W 1/2 SEC 18, T3S, R4W, LYING N OF WPRR R/W. BALANCE AFTER 3-29-15 15.45 AC 04/02/2002 04/02/2002

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#### 02-145-0-0016:

THE N 1/2 OF NE 1/4 OF SEC 18, T3S, R4W, SLB&M. --- EXCEPT 4.58 AC FOR ROAD & RR BALANCE AFTER 3.29.15 75.42 AC 04/02/2002 04/02/2002

#### 02-126-0-0022:

(WELL SITE) A TRACT OF LAND 20.0 FT SQ WITH THE CENTER LOCATED 198.00 FT W & 152 FT S OF NE COR OF SEC 16, T3S, R4W, SLB&M, THE EAST SIDE OF WHICH HAS A BEARING OF N 0° 03'09" E AND THE SOUTH SIDE OF WHICH HAS A BEARING OF S 89° 56'51" E; TOG/W A PERPETUAL EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, REPAIR, REPLACE & MAINTAIN A WATER LINE AND APPURTENANT STRUCTURES ON, OVER, ACROSS & THROUGH A STRIP OF LAND 20.00 FEET WIDE, LYING 10.00 FEET ON EACH SIDE OF & PARALLEL & ADJACENT TO THE FOLL DESC C/LI; BEG AT A PT WHICH I S W 200.27 FT & S 156.08 FT FROM NE COR OF SEC 16, T3S, R4W, SLBM, & RUN TH S 82DEG 23'18" W 13.30 FT; TH N 07° 45'13" W 109.77 FT; TH S 88° 26'30" W 148.32 FT; SD PT BEING N 89° 56'51" W 376.49 FT & S 00° 03'09" W 53.45 FT FROM SD NE COR OF SEC 16. OUT OF 2-126-4 FOR 2000 YEAR. 0.01 AC 03/08/2000

Entry #: 472725

08/17/2018 02:31 PM WARRANTY DEED

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FEE: \$14.00 BY: TOOELE TITLE COMPANY Jerry Houghton, Tooele County, Utah Recorder

Mail Recorded Deed and Tax Notice To:



File No.:

### WARRANTY DEED

H and K Schmidt Investments, LLC, a Utah limited liability company GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to Tooele Associates Limited Partnership

GRANTEE(S) of Salt Lake City, State of Utah for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED

TAX ID NO.:

(for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 17th day of July, 2018.

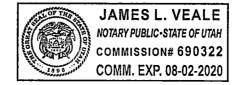
H and K Schmidt Investments, LLQ

Howard J. Schmidt Member/Manager

STATE OF UTAH

**COUNTY OF SALT LAKE** 

On the 17th day of July, 2018, personally appeared before me Howard J. Schmidt, who acknowledged himself/herself to be the Member/Manger of H and K Investments, LLC, a Utah limited liability company, and that he/she, as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained.



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#### Exhibit "A"

# BOUNDARY DESCRIPTION South Exchange Parcel

A parcel of land, situate in the Southwest Quarter of Section 16, Township 3 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele City, Tooele County, Utah, more particularly described as follows:

Beginning at a point; North 0°14'46" West 1703.75 feet along the Section line, and North 89°45'14" East 858.00 feet from the Southwest Corner of Section 16, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South 0°14'46" East 106.01 feet; thence North 45°15'54" West 74.93 feet; thence North 44°44'06" East 74.98 feet, to the Point of Beginning.

Parcel contains: 2,809 square feet or 0.065 acres.



Entry: 472725 Page 3 of 3 WEST QUARTER CORNER OF SECTION 16, T3S, R4W, SLB&M (FOUND 3" TOOELE COUNTY SURVEYOR BRASS MON. W/ N 89°59'35" E **POINT OF** RING & LID, DATED 2009) 22.93 **BEGINNING** S 89°45'14" W 835.07' S 0°14'46" E 22.82' 22.91 (1855.33) N 45°15'54" W 32.42 **NORTH EXCHANGE PARCEL** 262 sq.ft. 0.006 acres POINT OF **BEGINNING** 2642.58' (MON TO MON) N 0°14'46" W MIDDLE EXCHANGE **PARCEL** 4,140 sq.ft. N 0°14'46" W 0.095 acres **POINT OF BEGINNING TOOELE ASSOCIATES LIMITED** PARTNERSHIP, ENTRY #392185 S 89°45'14" W 858.00 No. 334575 **DOUGLAS** 106.01 SOUTH EXCHANGE SOUTHWEST CORNER OF S 0°14'46"E SECTION 16, T3S, R4W, SLB&M **PARCEL** (FOUND 3" TOOELE COUNTY 2,809 sq.ft. SURVEYOR BRASS MON. W/ 0.065 acres RING & LID, DATED 2009) HORIZONTAL GRAPHIC SCALE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, **RANGE 4 WEST,** SALT LAKE BASE AND MERIDIAN (IN FEET) HORZ: 1 inch = 30 ft. TOOELE CITY, TOOELE COUNTY, UTAH **OVERLAKE 37 ACRE SURVEY** 169 N. Main Street, Unit 1 10/17/2017 7563 HOWARD SCHMIDT **37 ACRE SURVEY** Tooele, Utah 84074 SOUTH JORDEN, UTAH 84095 801-859-9449 Phone:435.843.3590 **CLEMONTE WAY** ENSIGN Fax: 435.578.0108 OVERLAKE, UTAH FLE: F3 www.ensigneng.com **EXHIBIT "B"**