

NTTO-111010
When Recorded Mail To:
Tooele 90 LLC
6975 Union Park Avenue, Suite 600
Midvale, UT 84047

SPECIAL WARRANTY DEED

Parcel 1: Craig D. Anderson and Laura K. Anderson, as Trustees of The Anderson Family Trust dated June 22, 2009, as to an undivided one-half (1/2) interest and Laura Kay Anderson, as Successor Trustee of The LaKay M. Weber Trust dated June 16, 2009, as to an undivided one-half (1/2) interest

Parcels 2 & 3: Craig D. Anderson and Laura K. Anderson, as Trustees of the Anderson Family Trust dated June 22, 2009

a Trust Agreement existing under the laws of the state of UTAH, Grantor(s), hereby **CONVEY AND WARRANT** against all claims by, through, or under it to:

Tooele 90 LLC, a Utah Limited Liability Company

Grantee(s) of Midvale, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Tooele County, State of UT:

See Attached Exhibit "A"

Parcels: 02-014-0-0017, 02-012-0-0005, 02-010-0-0011


Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current and thereafter.

The Trustees who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a Trust Agreement, and the aforesaid individual acknowledged to me that said Trust executed the same

In witness whereof, the Grantor has executed this instrument by its duly authorized officer(s) this April 8, 2022.

The Anderson Family Trust, dated June 22, 2009


By: Craig D. Anderson, Trustee

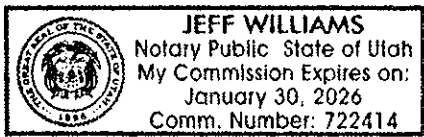

By: Laura K. Anderson, Trustee

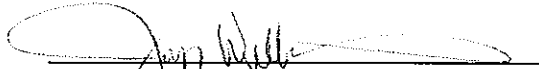
The Lakay M. Weber Trust, dated June 16, 2009


By: Laura Kay Anderson, Successor Trustee

State of Utah)
County of Tooele)

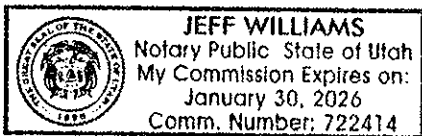
On this 8th day of April, 2022, personally appeared before me **Craig D. Anderson, Trustee, and Laura K. Anderson, Trustee**, who, being by me duly sworn, did say that **THEY ARE the Trustee(s) of The Anderson Family Trust, dated June 22, 2009**, and that said instrument was signed in behalf of said Trust by the authority of its Trust Agreement, and the aforesaid individual(s) acknowledged to me that said Trust executed the same.




Notary Public

State of Utah)
County of Tooele)

On this 8th day of April, 2022, personally appeared before me **Laura Kay Anderson, Trustee**, who, being by me duly sworn, did say that She is the **Successor Trustee of The Lakay M. Weber Trust, dated June 16th, 2009**, that said instrument was signed in behalf of said Trust by the authority of its Trust Agreement, and the aforesaid individual(s) acknowledged to me that said Trust executed the same.



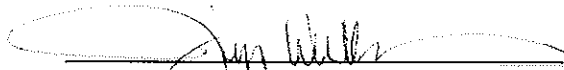

Notary Public

EXHIBIT "A"**PARCEL 1: (02-014-0-0017)**

COMMENCING AT A POINT 187.59 FEET WEST OF THE CENTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SETTLEMENT CANYON ROAD AND BEING ALSO ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; AND RUNNING THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, 1297.43 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-36; THENCE NORTHEASTERLY ALONG AN ARC CONVEX TO THE NORTHWEST HAVING A RADIUS OF 5679.65 FEET, 393.38 FEET, ARC MEASURE TO THE POINT OF TANGENCY, SAID LINE BEING THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY U-36; THENCE NORTH 57°14' EAST, MEASURED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 377.81 FEET TO THE WESTERLY CORNER OF THE MASON PROPERTY; THENCE SOUTH 45°25' EAST ALONG SAID MASON PROPERTY 210 FEET; THENCE NORTH 58°18' EAST ALONG SAID MASON PROPERTY 210 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SETTLEMENT CANYON ROAD; THENCE SOUTH 45°07'30" EAST ALONG THE WEST LINE OF SAID SETTLEMENT CANYON ROAD 180.74 FEET; THENCE SOUTH 41°06'30" EAST ALONG THE WEST LINE OF SAID SETTLEMENT CANYON ROAD 159.59 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG AN ARC, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 554.31 FEET 103.5 FEET ARC MEASURE TO THE POINT OF TANGENCY, SAID LINE BEING ALSO THE WEST LINE OF SAID SETTLEMENT CANYON ROAD; THENCE SOUTH 30°24'30" EAST ALONG THE WEST LINE OF SAID SETTLEMENT CANYON ROAD 69.33 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (02-012-0-0005)

BEGINNING 200 FEET WEST OF THE CENTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST, RUNNING ON THE SOUTHERLY RIGHT OF WAY OF SETTLEMENT CANYON ROAD; THENCE WEST 20.5 CHAINS TO THE SOUTHEASTERLY ROADWAY LINE OF STATE HIGHWAY U-36; THENCE ALONG SAID RIGHT OF WAY LINE 1495 FEET TO THE SECTION LINE; THENCE SOUTH 22 CHAINS TO THE SOUTHWEST CORNER OF SECTION 33; THENCE EAST 40 CHAINS TO THE SOUTH QUARTER CORNER; THENCE NORTH 35.6 CHAINS TO SOUTH LINE OF SAID SETTLEMENT CANYON ROAD; THENCE NORTHWESTERLY ALONG SAID BOUNDARY OF SAID ROAD 5.5 CHAINS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION OF LAND CONVEYED TO TOOELE CITY WATER SPECIAL SERVICE DISTRICT AS DISCLOSED BY WARRANTY DEED RECORDED DECEMBER 18, 2002 AS ENTRY NO. 192874 IN BOOK 807 AT PAGE 814, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°31'32" EAST 1373.03 FEET ALONG THE SECTION LINE AND SOUTH 0°28'28" EAST 151.49 FEET FROM THE WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 37°49'54" EAST 208.70 FEET; THENCE SOUTH 52°10'06" WEST 208.70 FEET; THENCE NORTH 37°49'54" WEST 208.70 FEET; THENCE NORTH 52°10'06" EAST 208.70 FEET TO THE POINT OF BEGINNING

PARCEL 3: (02-010-0-0011)

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 1320 FEET TO THE UTAH POWER AND LIGHT COMPANY PROPERTY; THENCE NORTH 70 FEET; THENCE WEST 225.19 FEET TO THE EASTERLY RIGHT OF WAY OF U-36; THENCE NORTH 44°50' EAST 880 FET ALONG SAID RIGHT OF WAY LINE TO THE PROPERTY CONVEYED TO ALLRED; THENCE SOUTH 44°10' EAST 500 FEET; THENCE NORTH 44°50' EAST 602 FEET; THENCE NORTH 44°10' WEST 500 FEET TO THE EASTERLY RIGHT OF WAY OF SAID U-36; THENCE NORTH 44°50' EAST 723 FEET TO THE SECTION LINE; THENCE SOUTH 1650 FEET TO THE POINT OF BEGINNING.