

WHEN RECORDED RETURN TO:
GRANTEE
668 East 12225 South, Ste. 104
Draper, UT 84020

SPECIAL WARRANTY DEED

BARBARA B. NIELSEN, LLC, GRANTSVILLE, LLC, and BARBARA B. NIELSEN, Trustee of THE DARRELL NIELSEN GST FAMILY TRUST, u/t/a dated August 4, 2015, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to EBK INVESTMENTS, LLC, a Utah limited liability company **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Tooele County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 7th day of December, 2020.

BARBARA B. NIELSEN, LLC

Barbara B. Nielsen
BARBARA B. NIELSEN
Manager

GRANTSVILLE, LLC

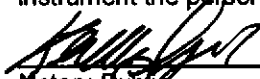
Barbara B. Nielsen
BARBARA B. NIELSEN
Manager

THE DARRELL NIELSEN GST FAMILY TRUST, U/T/A DATED AUGUST 4, 2015

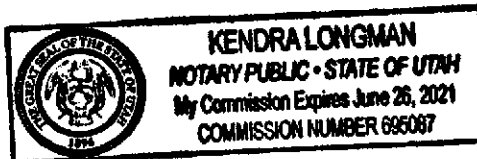
Barbara B. Nielsen
BARBARA B. NIELSEN, Trustee

State of Utah
County of Washington

On this 7th day of December, 2020, personally appeared before me, the undersigned Notary Public, personally appeared BARBARA B. NIELSEN who is the Manager of BARBARA B. NIELSEN, LLC personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

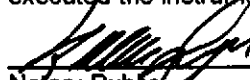


Notary Public
My commission expires: 6/26/21



State of Utah
County of Washington

On this 7th day of December, 2020, personally appeared before me, the undersigned Notary Public, personally appeared BARBARA B. NIELSEN who is the Manager of GRANTSVILLE, L.L.C., an Arizona limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.




Notary Public
My commission expires: 6/26/21



State of Utah
County of Washington

On this 7th day of December, 2020, personally appeared before me, the undersigned Notary Public, personally appeared BARBARA B. NIELSEN Trustee of THE DARRELL NIELSEN GST FAMILY TRUST, u/t/a dated August 4, 2015, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: 6/26/21

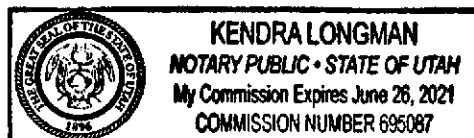


EXHIBIT "A"
LEGAL DESCRIPTION

A Tract of Land, located in the NW1/4 and the NE1/4 and the SE1/4 of Section 22, and the SW1/4 of Section 23 of Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the North Quarter Corner and the Northwest Corner of said Section 23, Entire Tract Comprised of, all of Parcels identified by Tooele County Tax ID. Numbers 01-115-0-0003, 01-115-0-0019, 16-031-0-0002, 01-040-A-0019, 01-040-A-0020, and part of 01-115-0-0017 and 01-040-A-0010, being more particularly described as follows: Beginning at a point on the westerly right of way line of Old Lincoln Highway as established by previous subdivisions and surveys, being S89°48'41"W 2,644.79 feet along the section line to a found section corner and S89°48'32"W 146.00 feet along a section line from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running thence along said easterly right of way line S60°30'28"E 1,403.98 feet; thence continuing along said easterly right of way line S33°09'09"E 476.29 feet to the westerly deed line of a Warranty Deed as recorded at Entry No. 454397 in the Tooele County Recorder's Office; thence along said westerly deed line S00°44'24"E 238.71 feet; thence along the southerly line of said deed N89°54'46"E 152.68 feet to the westerly right of way line of said Old Lincoln Highway; thence along said westerly right of way line the following six (6) courses, (1) S33°09'09"E 273.60 feet; thence (2) S32°58'50"E 888.24 feet; thence (3) S33°10'04"E 920.24 feet; thence (4) S33°38'57"E 102.25 feet; thence (5) S33°27'52"E 438.32 feet; thence (6) S33°42'20"E 1,962.84 feet to the northeast corner of Silver Fox Estates Subdivision as recorded at Entry No, 244610 in the Tooele County Recorder's Office; thence along said Silver Fox Estates the following two (2) calls, (1) S88°46'46"W 909.31 feet; thence (2) S52°58'33"W 191.30 feet to the easterly right of way line of SR-138 as established by UDOT Project, F-86(12) Revised 5-12-04; thence along said easterly right of way line the following five (5) courses, (1) N37°01'30"W 2,141.51 feet; thence (3) N36°59'06"W 1,000.00 feet; thence (3) (N37°06'50"W 1,048.53 feet; thence (4) N38°02'17"W 400.72 feet; thence (5) N38°58'49"W 529.85 feet to the westerly deed line of a Special Warranty Deed as recorded at Entry No. 525821 in the Tooele County Recorder's Office; thence along said deed line the following two (2) courses, (1) N00°43'59"W 1,218.99 feet; thence (2) N89°48'32"E 19.02 feet to the point of beginning.

Tax Parcel No.: 01-115-0-0003

Tax Parcel No.: 16-031-0-0002

Tax Parcel No.: 01-040-A-0020

Part of Tax Parcel No.: 01-115-0-0010

Tax Parcel No.: 01-115-0-0019

Tax Parcel No.: 01-040-A-0019

Part of Tax Parcel No.: 01-115-0-0017