

WHEN RECORDED RETURN TO:

GRANTEE
1222 West Legacy Crossing Blvd., Ste. 6
Centerville, UT 84014

SPECIAL WARRANTY DEED


EBK INVESTMENTS, LLC, a Utah limited liability company, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to CW DESERT EDGE, 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 1st day of November, 2021.

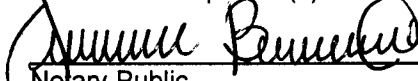
EBK INVESTMENTS, LLC, A UTAH LIMITED LIABILITY COMPANY



DEREK K. ELLIS
Manager

State of Utah
County of Salt Lake

On this 1st day of November, 2021, before me, the undersigned Notary Public, personally appeared DEREK K. ELLIS who is the Manager of EBK INVESTMENTS, LLC, a Utah 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: October 21, 2022

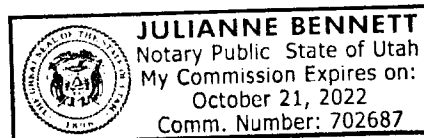


EXHIBIT "A" LEGAL DESCRIPTION

Land located in Tooele County, State of Utah, more particularly described as follows:

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, 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 2644.79 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 1403.98 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 1962.84 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 2141.51 feet; thence (2) N36°59'06"W 1000.00 feet; thence (3) N37°06'50"W 1048.53 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 1218.99 feet; thence (2) N89°48'32"E 19.02 feet to the point of beginning.

Tax Parcel No.: 01-115-0-0020

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

Tax Parcel No.: 01-040-A-0022