

E 183504 B 762 P 349
Date 26-JUN-2002 1:48pm
Fee: 30.00 Check
CALLEEN PESHELL, Recorder
Filed By RGL
For SECURITY TITLE INS AGENCY
TOOELE COUNTY CORPORATION

Security Title Insurance Agency of Utah 00070416

MAIL TAX NOTICE TO
Security Title Insurance Agency of Utah
376 East 400 South, Suite 304
Salt Lake City, UT 84111

Warranty Deed

BOLINDER REAL ESTATE PARTNERSHIP consisting of:

GLEN L. BOLINDER, DOROTHY M. BOLINDER, BRUCE L. BOLINDER, and GARRY L. BOLINDER

BOLINDER INVESTMENTS, L.L.C., a Utah Limited Liability Company and

BOLINDER REAL ESTATE, L.C., a Utah Limited Liability Company

GLEN L. BOLINDER, DOROTHY M. BOLINDER, BRUCE L. BOLINDER and GARRY L. BOLINDER

of Salt Lake City, County of TOOELE, State of UTAH, hereby CONVEY and WARRANT to

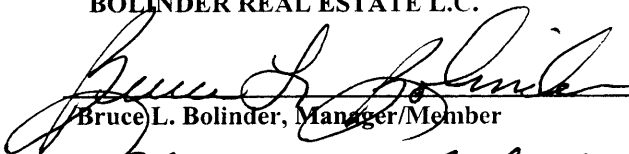
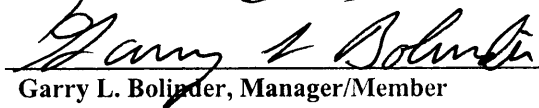
BOLINDER REAL ESTATE, L.C., a Utah Limited Liability Company

of 1830 West State Highway 122, Tooele, Utah Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in TOOELE, State of UTAH:


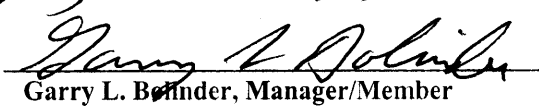
See Exhibit A attached hereto and made a part hereof.


WITNESS, the hand(s) of said Grantor(s), this 26 of June, 2002 A.D.,

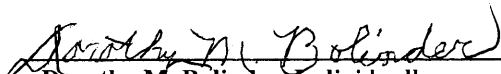
BOLINDER REAL ESTATE L.C.

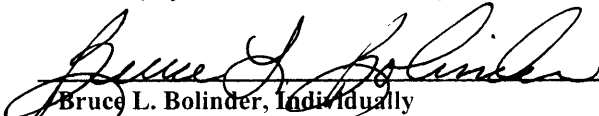

Bruce L. Bolinder, Manager/Member

Garry L. Bolinder, Manager/Member

BOLINDER INVESTMENTS, L.L.C.


Bruce L. Bolinder, Manager/Member

Garry L. Bolinder, Manager/Member


Glen L. Bolinder, Individually


Dorothy M. Bolinder, Individually


Bruce L. Bolinder, Individually


Garry L. Bolinder, Individually

EXHIBIT A

A parcel of land contained in the Southeast Quarter of the Southwest Quarter of Section 18, Township 3 South, Range 4 West, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at the Northeast corner of said parcel, said point of beginning being located South 64°16'56" West from the East Quarter corner of Section 18, Township 3 South, Range 4 West, a distance of 2980.842 feet, more or less; thence from said point of beginning South 0°26'01" West a distance of 677.07 feet, more or less; thence North 89°34'32" West a distance of 1207.60 feet; more or less; to a point on the Easterly right-of-way line of State Highway 112; thence North 34°12'30" West along said Easterly right-of-way line of State Highway 112, a distance of 153.43 feet, more or less; thence North 0°25'28" East a distance of 550.82 feet, more or less; thence South 89°34'32" East, along the South line of the Canyonland 21st Century Corp. Property, a distance of 1294.91 feet, more or less, to the point of beginning. (02-145-0-0005)

✓ Parcel 2:

A parcel of land contained in the Northeast Quarter of the Southwest Quarter of Section 18, Township 3 South, Range 4 West, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at the Southeast corner of said parcel, said point of beginning being located South 64°16'56" West from the East Quarter corner of Section 18, Township 3 South, Range 4 West, a distance of 2980.842 feet, more or less; thence from said point of beginning North 89°34'32" West a distance of 1294.91 feet, more or less; thence North 0°25'28" East a distance of 336.39 feet, more or less; thence South 89°34'32" East a distance of 1294.91 feet, more or less; thence South 0°26'01" West a distance of 336.39 feet, more or less to the point of beginning. (02-145-0-0006)

✓ Parcel 3:

A parcel of land contained in the Northeast Quarter of the Southwest Quarter of Section 18, Township 3 South, Range 4 West, Salt Lake Base and Meridian and being more particularly described as follows:

Beginning at the Northeast Corner of said parcel, said point of beginning being located South 76°57'43" West from the East Quarter corner of Section 18, Township 3 South, Range 4 West, a distance of 2751.517 feet, more or less; thence from said point of beginning North 89°34'32" West a distance of 1294.91 feet, more or less; thence South 0°25'28" West a distance of 336.39 feet, more or less; thence South 89°34'32" East a distance of 1294.91 feet more or less; thence North 0°26'01" East a distance of 336.39 feet, more or less to the point of beginning. (02-145-0-0007)

✓ Parcel 4:

Beginning at the Southeast corner of Lot 3, Section 18, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running thence North along the East line of said Lot 3, 327 feet; thence West 592.6 feet, more or less, to the Northeasterly line of State Highway; thence South 34°26' East 1052.65 feet along the Northeasterly line of State Highway to the East line of Lot 4, of said Section 18; thence North 543 feet along the East line of said Lot 4 to the point of beginning. (02-145-0-0008)

✓ Parcel 5:

Beginning 327 feet North and 592.60 feet West of the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 18, Township 3 South, Range 4 West, Salt Lake Base and Meridian; running thence East 592.60 feet, thence North 411.51 feet, thence South 89°42'33" West 889.15 feet to the East side of State Highway; thence Southeasterly along State Highway to the point of beginning. (02-145-0-0009)

✓ Parcel 6:

Beginning at the South Quarter Corner of Section 18, Township 3 South, Range 4 West, Salt Lake Base and Meridian, as established by the State Coordinate and Dependent Resurvey of said Section and recorded in the Office of the Tooele County Recorder; and running thence South 89°43'06" West 797.08 feet along the South section line to a point on the East right-of-way line of State Highway 112, said point being on the arc of a 17,221.80 foot radius curve, whose center bears South 56°34'19" West; thence Northwesterly 439.31 feet along the arc of said curve through a central angle of 01°27'41"; thence North 34°53'23" West 338.70 feet along said East right-of-way line; thence North 89°42'49" East 1210.02 feet; thence North 00°28'35" West 1350.62 feet; thence North 89°42'40" East 27.42 feet to a point on the West line of the Southeast Quarter of said Section; thence North 00°79'26" West 647.12 feet along said Section line to the center of said section; thence North 89°42'33" East 1322.70 feet along the North line of the Southeast Quarter; thence South 00°18'12" East 2641.53 feet along the East line of the West half of the Southeast Quarter to a point on the South line of said Section; thence South 89°43'06" West 1321.75 feet along said South line to the point of beginning. (02-145-0-0004)

BOLINDER REAL ESTATE PARTNERSHIP

Glen L. Bolinder
 Glen L. Bolinder, Partner

Dorothy M. Bolinder
 Dorothy M. Bolinder, Partner

Bruce L. Bolinder
 Bruce L. Bolinder, Partner

Garry L. Bolinder
 Garry L. Bolinder, Partner

PARTNERSHIP ACKNOWLEDGMENT

STATE OF UTAH)
)SS
 COUNTY OF SALT LAKE)

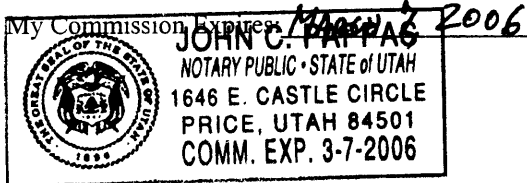
THIS CERTIFIES that on this 28th day of June, 2002, personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Glen L. Bolinder** known to me to be the person, named in and who executed the foregoing instrument and who known to me to be **Bolinder Real Estate Partnership** acknowledged to me that **he** executed said instrument freely and voluntarily for the purposes and use herein mentioned, on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

Before me:

BY John C. Pappas

Residing at: PRICE, UTAH



STATE OF UTAH)
)SS
 COUNTY OF SALT LAKE)

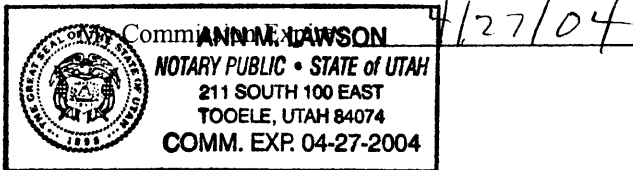
THIS CERTIFIES that on this 29th day of June, 2002, personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Dorothy M. Bolinder**, known to me to be the person, named in and who executed the foregoing instrument and who known to me to be **Bolinder Real Estate Partnership** acknowledged to me that **she** executed said instrument freely and voluntarily for the purposes and use herein mentioned, on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

Before me:

BY Ann M. Dawson

Residing at: Tooele ut



STATE OF UTAH)
)SS
 COUNTY OF SALT LAKE)

THIS CERTIFIES that on this 29th day of June, 2002, personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Bruce L. Bolinder**, known to me to be the person named in and who executed the foregoing instrument and who known to me to be **Bolinder Real Estate Partnership** acknowledged to me that **he** executed said instrument freely and voluntarily for the purposes and use herein mentioned, on behalf of said partnership.

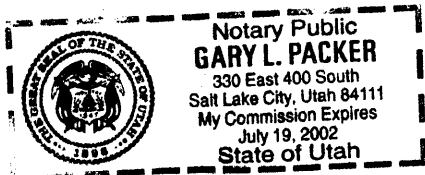
IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

Before me:

BY [Signature]

Residing at: _____

My Commission Expires: _____



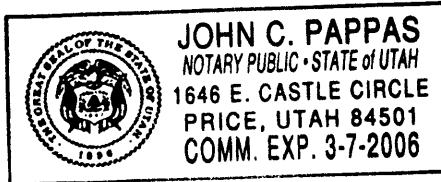
COUNTY OF SALT LAKE)

On this day personally appeared before me **Glen L. Bolinder**, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 29th day of June, 2002.

John C Pappas
Notary Public

Residing at: PRICE, UTAH

Commission Expires: MARCH 7, 2006



STATE OF UTAH)
SS.
COUNTY OF SALT LAKE)

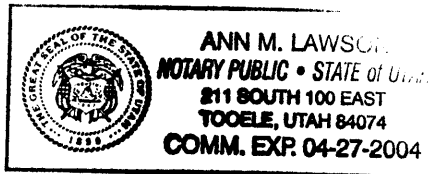
Joelle

On this day personally appeared before me **Dorothy M. Bolinder**, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 29th day of June, 2002.

Ann M Lawson
Notary Public

Residing at: Tooele Ut

Commission Expires: 4/27/2004



STATE OF UTAH)
SS.
COUNTY OF SALT LAKE)

Joelle

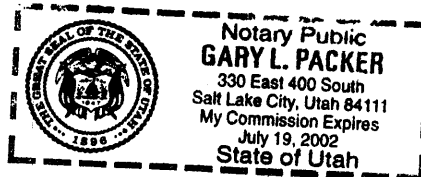
On this day personally appeared before me **Bruce L. Bolinder**, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 29th day of June, 2002.

Gary L. Packer
Notary Public

Residing at:

Commission Expires:

STATE OF UTAH)
SS.
COUNTY OF SALT LAKE)



On this day personally appeared before me **Gary L. Bolinder**, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 29th day of June, 2002.

Gary L. Packer
Notary Public

Residing at:

Commission Expires:

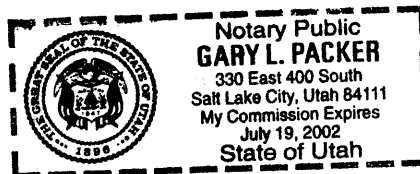


Exhibit A


Parcel 1:

STATE OF UTAH)
)SS
COUNTY OF SC)

THIS CERTIFIES that on this 26th day of June, 2002, personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Garry L. Bolinder** known to me to be the person named in and who executed the foregoing instrument and who known to me to be **Bolinder Real Estate Partnership** acknowledged to me that he executed said instrument freely and voluntarily for the purposes and use herein mentioned, on behalf of said partnership.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal the day and year last above written.

BY [Signature]


Before me: 
Residing at: _____
My Commission Expires: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF **SALT LAKE**)

On the 26th day of June, 2002, before me, the undersigned Notary Public, personally appeared **Bruce L. Bolinder and Garry L. Bolinder**, known to me to be the member(s) or designated agents of **Bolinder Investments, L.L.C.**, limited liability company, that he executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

[Signature]
NOTARY PUBLIC


Notary Public
GARY L. PACKER
330 East 400 South
Salt Lake City, Utah 84111
My Commission Expires
July 19, 2002
State of Utah


My Commission Expires: _____ Residing at: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF **SALT LAKE**)

On the 26th day of June, 2002, before me, the undersigned Notary Public, personally appeared **Garry L. Bolinder and Bruce L. Bolinder**, known to me to be the member(s) or designated agents of **Bolinder Real Estate L.C.**, limited liability company, that he executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

[Signature]
NOTARY PUBLIC


Notary Public
GARY L. PACKER
330 East 400 South
Salt Lake City, Utah 84111
My Commission Expires
July 19, 2002
State of Utah

My Commission Expires: _____ Residing at: _____

STATE OF UTAH)
)SS.

Recording requested by:
Security Title Insurance Agency of Utah, Inc. - Tooele

After Recording Return To:
Bolinder Real Estate, LC
125 Eastmoor Drive
Grantsville, UT 84029

File Number: 110173-MH
Parcel ID: 02-145-0-0023 & 02-145-0-0019

Warranty Deed

Know to all that **S.M.P Investments, Inc.** (henceforth referred to as "Grantor") of **3401 Buchanan Loop Road, Texarkana, TX 75501** for the sum of Ten Dollars and other valuable consideration paid, grant to **Bolinder Real Estate, LLC, a Limited Liability Company** (henceforth referred to as "Grantee") of **125 Eastmoor Drive, Grantsville, UT 84029**, with **WARRANTY COVENANTS:**

Parcel 1:

**THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4,
SEC 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE &
MERIDIAN.**

**ALSO BEGINNING AT THE CENTER OF SAID SECTION 18 &
RUNNING THENCE NORTH ALONG THE 1/4 SECTION LINE 1320.86
FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTH 1/2 OF
THE NORTHEAST 1/4; THENCE EAST ALONG SAID NORTH LINE
2646.36 FEET MORE OR LESS TO THE EAST LINE OF SAID
SECTION 18; THENCE SOUTH ALONG SAID EAST LINE 1320.87
FEET MORE OR LESS TO THE 1/4 SECTION LINE; THENCE WEST
ALONG SAID 1/4 SECTION LINE 1322.70 FEET MORE OR LESS TO
THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTH 0°18'29"
EAST 41.02 FEET TO A FENCE; THENCE ALONG SAID FENCE THE
FOLLOWING THREE (3) COURSES: (1) SOUTH 89°56'34" WEST 86.81
FEET; (2) NORTH 85°35'22" WEST 12.48 FEET; (3) NORTH 89°28'55"
WEST 1223.26 FEET; THENCE LEAVING SAID FENCE AND RUN
NORTH 0°19'26" WEST 22.37 FEET TO THE POINT OF BEGINNING.**

(Tax Parcel No. 02-145-0-0023)

Parcel 2:

BEGINNING AT THE CENTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING ALSO NORTH 00°19'26" WEST 2641.32 FEET ALONG CENTER OF SECTION LINE FR SOUTH 1/4 CORNER OF SAID SECTION, AS ESTABLISHED BY STATE COORDINATE DEPENDENT RESURVEY & RUNNING THENCE SOUTH 00°19'26" EAST 22.36 FEET ALONG SAID CENTER OF SECTION LINE; THENCE NORTH 89°28'55" WEST 42.78 FEET; THENCE SOUTH 1°15'07" EAST 560.26 FEET; THENCE SOUTH 89°42'33" WEST 2175.90 FEET TO A POINT ON EAST RIGHT OF WAY LINE OF UTAH STATE HWY 112; THENCE NORTH 34°53'23" WEST 634.08 FEET ALONG SAID EAST LINE; THENCE NORTH 89°42'33" EAST 1575.46 FEET; THENCE NORTH 00°17'27" WEST 60.00 FEET TO A POINT ON NORTH LINE OF SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 89°42'33" EAST 993.86 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

(Tax Parcel No. 02-145-0-0019)

Subject to easements, covenants conditions, restrictions and right of way appearing of record enforceable in law and equity. Along with county taxes and assessments not delinquent.

In Witness Whereof , the said, **Grantor**, hereunto set by hands and seals this **13th day of November, 2019.**

S.M.P Investments, Inc.

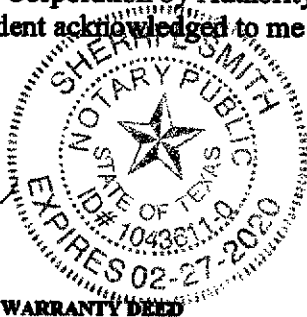
By: William Wichhart
William Wichhart, President

STATE OF TEXAS
COUNTY OF BOWIE

On this 13th day of November, 2019, personally appeared William Wichhart, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is the President of S.M.P Investments, Inc. and said document was signed by him/her on behalf of said Corporation by Authority of its Bylaws or Resolution of its Board of Directors, and said President acknowledged to me said Corporation executed the same.

Witness my hand and official seal.

Sherrill Smith
Notary Public



WARRANTY DEED

Exceptions Included

4. Any and all outstanding oil and gas, mining and mineral rights, etc., together with the right of the proprietor of a vein or lode to extract his ore, therefrom should the same be found to penetrate or intersect the premises, and the right of ingress and egress for the use of said rights. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.

Claim, right, title or interest to water or water rights, whether or not shown by the public records.

5. Any and all outstanding mining and mineral rights, etc., together with the right of the proprietor of a vein or lode to extract his ore, therefrom should the same be found to penetrate or intersect the premises, and the right of ingress and egress for the use of said rights as disclosed by a notice filed by Max C. Gardner, Director of the Utah State Land Board in favor of the State of Utah, recorded April 23, 1964 in Book 50 at Page 518, records of Tooele County, State of Utah.

6. Rights of Kennecott Copper Corporation, its successors and assigns to discharge over and upon lands, through the medium of the air, smoke, dust, fumes, cinders and other matter (Smoke Easement) by instrument recorded OCTOBER 23, 1908, in Book B, at page 447, of Official Records.

7. Easement, and the terms and conditions thereof, in favor of AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING, for the purpose of an easement to construct, operate, maintain, replace and remove a communication system consisting of such poles, fixtures, guys, anchors, wires, cables, testing-terminals, conduits, manholes, markers and other appurtenances, recorded JULY 28, 1942, in Book E, at Page 292 of Official Records.

8. Easement, and the terms and conditions thereof, in favor of THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, its successors and assigns, for the purpose of the right, privilege and authority to construct, reconstruct, operate, maintain and repair its lines of Telephone and Telegraph, including underground conduit, poles, anchors, cables, wires and fixtures, recorded JUNE 29, 1961, as Entry No. 258162, in Book 26, at Page 71 of Official Records.

9. Easement, and the terms and conditions thereof, in favor of UTAH POWER & LIGHT COMPANY, a Corporation, for the purpose of a perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission and distribution circuits and no poles and one guy anchor, with the necessary stubs, crossarms, braces and other

attachments affixed thereto, for the support of said circuits, recorded APRIL 28, 1983, as Entry No. 355876, in Book 209, at Page 873 of Official Records.

10. The terms, conditions and limitations as contained in that certain Resolution 95-33 recorded on December 7, 1995 as Entry No. 79899, in Book 410 at Page 56 of official records.

11. The terms, conditions and limitations as contained in that certain Annexation Plat recorded on December 7, 1995 as Entry No. 79900, in Book 410 at Page 57 of official records.

12. Boundary Line Agreement and the terms and conditions thereof, between Bolinder Real Estate L.C., and SMP Investments Inc. dated April 26, 2007, recorded June 26, 2007, as Entry No. 287618, of Official Records.

13. The terms, conditions and limitations as contained in that certain Right of Way and Easement for UNEV Pipeline, LLC recorded on May 20, 2009 as Entry No. 326237, of official records.

14. The terms, conditions and limitations as contained in that certain Certificate of Withdrawal recorded on February 18, 2015 as Entry No. 409153 of official records.

15. The terms, conditions and limitations as contained in that certain Resolution 2015-05 recorded on February 18, 2015 as Entry No. 409154 of official records.

16. The terms, conditions and limitations as contained in that certain Certificate of Withdrawal recorded on March 10, 2015 as Entry No. 410040 of official records.

17. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.

18. The terms, conditions and limitations as contained in that certain OIL AND GAS MINING LEASE to BONNEVILLE GAS, OIL & EXPLORATION COMPANY recorded on NOVEMBER 5, 1954 in Book E at Page 92 of official records. Assignment of OIL & GAS MINING LEASE to BONNEVILLE OIL AND EXPLORATION CO., recorded NOVEMBER 16, 1954 in Book E at page 98 of Official Records.

WARRANTY DEED

WHEN RECORDED, MAIL TO
AND MAIL TAX NOTICE TO:
BOLINDER REAL ESTATE, LLC
125 Eastmoor Drive
Grantsville, UT 84029

SPECIAL WARRANTY DEED

File No: COURTESY RECORDING
APN: 19-074-0-0002

Bolinder Real Estate, LLC as to an undivided 1/2 interest and Jay Harwood, as to an undivided 1/2 interest,

Grantor(s), of Grantsville, Tooele County, State of Utah, hereby convey(s) and warrant(s) against all who claim by, through, or under the grantor to

Bolinder Real Estate, LLC a Utah limited liability company,

Grantee(s), of Grantsville, Tooele County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Tooele County, Utah, to wit:

Lot 2, BOLINDER SUBDIVISION Amended, a subdivision of Tooele County, according to the official plat thereof. (Tax Parcel No. 19-074-0-0002)

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 1st day of MARCH, 2021.

BOLINDER REAL ESTATE, LLC a Utah
limited liability company

BY: Garry Bolinder
Garry Bolinder, Manager

BY: Jay Harwood
Jay Harwood

STATE OF: Utah)

)SS.

County of: Salt Lake)

The foregoing instrument was acknowledged before me the 1st day of March, 2021 by Garry Bolinder, Manager of Bolinder Real Estate, LLC, a Utah limited liability company and Jay Harwood.

Amy B Norton
Notary Public

