

Entry #: 523344

10/08/2020 04:37 PM SPECIAL WARRANTY DEED

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FEE: \$40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY

Jerry Houghton, Tooele County, Recorder

WHEN RECORDED MAIL TO:

Matt Scott

Richmond American Homes of Utah, Inc.

849 W. Levoy Drive, Ste 200

Salt Lake City, UT 84123

File No.: 134015-DMP

SPECIAL WARRANTY DEED

In Reference to Tax ID Number(s):

05-034-0-0092 and 05-035-0-0024

Exhibit "A"**Legal Description****PARCEL 1:**

A portion of the Southeast quarter of Section 17 and the Southwest quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, more particularly described as follows:

Beginning at a point located South 00°22'19" East along the section line 2,533.02 feet and West 449.20 feet from the Northeast corner of Section 17, Township 2 South, Range 4 West, Salt Lake Base and Meridian (Basis of Bearing: North 89°42'06" East along the section line between the Northeast corner of said Section 17 and the North quarter corner of said Section 16); thence South 27°09'40" East 100.04 feet; thence South 26°56'08" East 60.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 151.00 feet (radius bears: South 26°56'08" East) a distance of 8.62 feet through a central angle of 03°16'14" Chord: South 61°25'45" West 8.62 feet; thence South 59°47'37" West 29.95 feet; thence South 29°28'55" East 375.64 feet; thence South 59°47'37" West 363.98 feet; thence North 30°12'23" West 58.50 feet; thence South 59°47'37" West 159.31 feet to a fence line; thence North 30°06'40" West along a fence line 457.11 feet; thence North 59°47'37" East 358.55 feet; thence North 30°12'23" West 27.21 feet; thence North 59°53'28" East 60.00 feet; thence North 62°34'01" East 156.22 feet to the point of beginning.

PARCEL 2:

A portion of the NE1/4 and SE1/4 of Section 17 and the NW1/4 and SW1/4 of Section 16, Township 2 South, Range 4 West, Salt Lake Base & Meridian, Tooele County, Utah, more particularly described as follows:

Beginning at a point located S89°42'06"W (Basis of Bearing) along the Section line 2,546.49 feet and South 2,263.54 feet from the North ¼ Corner of Section 16, T2S, R4W, S.L.B.&M.; thence S26°59'56"E 157.56 feet; thence along the arc of a curve to the left having a radius of 150.00 feet a distance of 66.80 feet through a central angle of 25°30'56" Chord: S42°23'22"E 66.25 feet; thence S09°57'54"W 64.22 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 17.00 feet (radius bears: S27°27'32"W) a distance of 21.19 feet through a central angle of 71°25'46" Chord: S26°49'35"E 19.85 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 315.00 feet a distance of 180.99 feet through a central angle of 32°55'16" Chord: S07°34'20"E 178.51 feet; thence S63°03'52"W 262.90 feet; thence S27°50'59"E 73.74 feet; thence S61°25'56"W 265.68 feet; thence N29°28'55"W 375.64 feet; thence N59°47'37"E 29.95 feet; thence along the arc of a curve to the right with a radius of 151.00 feet a distance of 8.62 feet through a central angle of 03°16'14" Chord: N61°25'45"E 8.62 feet; thence N26°56'08"W 60.00 feet; thence N27°09'40"W 100.04 feet; thence N62°34'10"E 585.84 feet to the point of beginning



Exhibit "B"

Permitted Exceptions

Taxes for the year 2020, a lien, not yet due and payable.

The herein described property is located within the boundaries of Tooele County, Stansbury Park Improvement District, Tooele Valley Mosquito Abatement District, North Tooele Fire Protection Service District, Tooele County Transportation Special Service District, and is subject to any and all charges and assessments levied thereunder.

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.

Claim, right, title or interest to water or water rights.

Grant of Easements in favor of Stansbury Park Improvement District, by instrument recorded February 3, 1983, as Entry No. 354713, in Book 207, at Page 960.

Right of Way Easement in favor of PacifiCorp, an Oregon corporation, its successors and assigns for an by instrument dated April 29, 2002 and recorded June 15, 2002, as Entry No. 184294, in Book 765, at Page 480.

Grant of Underground Utility Easement in favor of Stansbury Park Improvement District by instrument dated March 29, 2017 and recorded March 30, 2017, as Entry No. 446234.

Sewer Line Cost Allocation Agreement for Wild Horse Ranch by and between Stansbury Park Improvement District, a political subdivision of the State of Utah and Penelope Rose, LLC, a Utah limited liability company, dated March 28, 2017 and recorded March 30, 2017 as Entry No. 446233.

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