

WHEN RECORDED RETURN TO:

TP Development Inc.
6465 S 3000 E, Suite 104
Holladay, Utah 84121

TAX ID NO: 01-073-0-0028, 01-073-0-0029, 01-073-0-0068, 01-073-0-0040^{[[[}_{SEP]]]}

SPECIAL WARRANTY DEED

TP Grantsville, LLC, a Utah limited liability company

GRANTOR of Holladay, State of Utah, hereby CONVEYS and WARRANTS against any and all claiming by through or under them/him/her/it only to:

TP Development, Inc., a Utah corporation

GRANTEE of 6465 S 3000 E, Suite 104, Holladay, UT 84121 for the sum of TEN AND 00/100's DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Tooele County, State of Utah:

See Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this 2 day of December, 2021

TP Grantsville, LLC, a Utah limited liability Company

By: 

Gregory Haerr, Manager

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On this date, 12/2 2021, personally appeared before me GREGORY HAERR, who being by me duly sworn did say that he/she is a Manager of TP Grantsville, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by the authority of its Articles of Organization and/or Operating Agreement and said Gregory Haerr acknowledged to me that said limited liability company executed same.


NOTARY PUBLIC

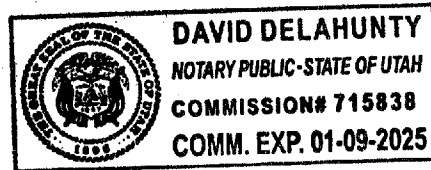


Exhibit "A"

Parcel 1:

Beginning 598.30 feet West of the Southeast Corner of the Northwest Quarter of Section 6, Township 3 South, Range 5 West, Salt Lake Base and Meridian, thence running West 556.70 feet, thence North 62.8 rods to the center line of Pear Street as abandoned; thence East 556.70 feet; thence South 62 rods to the point of beginning.

Parcel 2:

Beginning West, 313.5 feet from the fence line known as the Historic Center of Section 6, Township 3 South, Range 5 West, Salt Lake Base and Meridian. Beginning being further described as being North 07°24'16" East, 15.51 feet from the recorded center of said Section 6 according to the Tooele County Dependent Resurvey; thence West along said centerline fence 309.69 feet; thence North, 1009 feet to the centerline of Pear Street as vacated; thence South 89°51'30" East, 627.65 feet to the West right of way line of Quirk Street; thence South 00°08'30" West, along said Quirk Street 376.19 feet to a fence known as the Northeast Corner of the property described by Quitclaim Deed recorded in Book 522 at Page 304; thence South 88°21'29" West along said fence line 165.16 feet; thence South 00°08'30" West, 129.53 feet to a fence line; thence West 151.62 feet to a point known as the Northwest Corner of the property described by Warranty Deed recorded in Book 572 at Page 515; thence South along the West boundary of said property described by Warranty Deed recorded in Book 572 at Page 515, 497 feet to the center of section fence and the point of beginning.

Subject to and together with the land set forth in the Boundary Line Agreement, recorded January 18, 2008, as Entry No. 300634, Tooele County Recorder's Office.

Subject to and together with the land set forth in the Boundary Line Agreement, recorded January 25, 2008, as Entry No. 301047, Tooele County Recorder's Office.

Parcel 3:

A parcel of land, situate in the Northwest Quarter of Section 6, Township 3 South, Range 5 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is located South 0°17'08" West 1606.22 feet along the Section line and East 1296.00 feet from the Northwest Corner of Section 6, Township 3 South, Range 5 West, Salt Lake Base and Meridian (location of said Section Center based on a found Witness Corner monument located South 201.42 feet along the Section line from the record position of the Section Corner), and running: thence North 0°17'08" East 31.05 feet; thence Southeasterly 74.85 feet along the arc of a 467.00-foot radius non-tangent curve to the right (center bears South 5°52'41" West and the long chord bears South 79°31'49" East 74.77 feet, through a central angle of 9°10'59"); thence Southeasterly 137.66 feet along the arc of a 533.00-foot radius tangent reverse curve to the left (center bears North 15°03'40" East and the long chord bears South 82°20'15" East 137.27 feet, through a central angle of 14°47'51"); thence North 89°46'16" West 209.73 feet to the Point of Beginning.