

## WARRANTY DEED

T-31032  
TAX PARCEL NO. 01-062-0-0015

DAB&K, LLC

grantor

of SANDY

County of SALT LAKE

State of UTAH

hereby, CONVEY and WARRANT to

DAB&K, LLC

grantee

of 57 S MATTHEWS LANE  
GRANTSVILLE, UT 84029

County of TOOELE

State of UTAH

For the sum of \$10.00 dollars and other good and valuable considerations.  
The follow described tract of land in TOOELE County, State of UTAH to-wit:

SEE ATTACHED LEGAL DESCRIPTION

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

This deed reserves any and all water rights.

WITNESS the hands of said grantor(s), this 26<sup>th</sup> day of April, 2021.

DAB&K, LLC

Dustin K. Hall

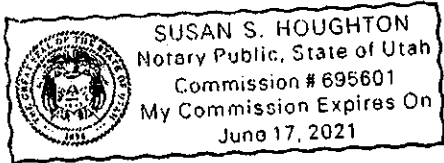
BY: DUSTIN K. HALL  
ITS: AUTHORIZED AGENT

STATE OF UTAH            }  
                                  } ss.  
COUNTY OF TOOELE    }

On the 26<sup>th</sup> day of April, 2021.  
Personally appeared before me,  
DAB&K, LLC  
BY: DUSTIN K. HALL  
ITS: AUTHORIZED AGENT  
the signer(s) of within instrument who duly  
acknowledged to me that he executed the same.

Commission Expires:

Susan S. Houghton  
NOTARY PUBLIC  
Residing at: TOOELE, UTAH



## LEGAL DESCRIPTIONS

Historically Described as:

Parcel 1:

Commencing at a point 4.75 chains West of the Northeast corner of Section 26, Township 2 South, Range 6 West, Salt Lake Meridian; and running thence West 23.80 chains; thence South 73°30' West 25.34 chains; thence South 34°40' East 3.25 chains, more or less, thence East 46.12 chains, North 9.89 chains to beginning.

Parcel 1A:

Also an un-fenced right-of-way, one rod wide, across the land of Calbert Jefferies, et al., adjacent thereto on the East and South from the end of the street to the above described premises.

Described by Survey as:

A parcel of land located in the Northeast and Northwest Quarters of Section 26, Township 2 south, Range 6 West, Salt Lake Base and Meridian, described by metes and bounds as follows:

Beginning at a point which lies South 89°25'09" West 313.50 feet along the section line from the Tooele County Surveyor monument representing the Northeast Corner Section 26, Township 2 South, Range 6 West, Salt Lake Base and Meridian (Basis of bearing for this description is South 89°25'09" West 5281.15 feet along the section line defined by Tooele County Surveyor monuments representing the Northeast and Northwest Corners of said Section 26.);

thence along an ancient fence line, South 0°19'29" East 640.67 feet to a rebar with cap survey monument placed by Nolan C. Hathcock in 2007 marking that boundary established by Judgment, Case No. 030301376, recorded May 17, 2007 as Entry No. 284763 in the office of the Tooele County Recorder;

thence along the boundary established by said Judgment and marked by rebar with cap survey monuments placed by said Nolan C. Hathcock in 2007, the following five (5) courses:

- (1) South 89°35'00" West 1343.318 feet;
- (2) South 89°08'00" West 197.107 feet;
- (3) South 89°44'00" West 400.00 feet;
- (4) South 89°28'00" West 575.00 feet;
- (5) South 89°48'00" West 548.70 feet to intersect the easterly right-of-way line of the Old Lincoln Highway being 66.00 feet perpendicularly distant easterly and parallel with the westerly right-of-way line of said Old Lincoln Highway established by SILVER FOX ESTATES SUBDIVISION, the recorded plat of which may be found as Entry No. 244610 in the office of said Recorder;

thence along said easterly right-of-way line, North 33°36'00" West 246.45 feet to the southwest corner of ISLAND VIEW MINOR SUBDIVISION, recorded September 19, 2016 as Entry No. 435621 in the office of said Recorder; thence along the southerly boundary of said ISLAND VIEW MINOR SUBDIVISION, and beyond (the bearings of said subdivision have been rotated 0°00'57" clockwise to the bearing base of this description), North 73°51'13" East 433.03 feet to intersect that boundary established by Amended Judgment Quieting Titre, Case No. 000300997QT, recorded January 9, 2001 as Entry No. 157511 in Book 655 at Pages 420-421 in the office of said Recorder;

thence along said boundary the following two (2) courses:

- (1) South 37°33'12" East 7.945 feet;
- (2) North 74°48'40" East 1248.91 feet to intersect the north line of said Section 26;

thence along said section line, North 89°25'09" East 1570.80 feet to the Point of Beginning. The above described parcel of land contains approximately 38.526 acres.

The following is shown for information purposes only: 01-062-0-0015