

Send Tax Notice to:  
1983 North Berra Blvd, Suite 100  
Tooele, Utah 84074

Entry #: 512795  
06/16/2020 03:09 PM WARRANTY DEED  
Page: 1 of 4  
FEE: \$40.00 BY: TOOEELE TITLE COMPANY  
Jerry Houghton, Tooele County, Recorder

# WARRANTY DEED

TOOELE ASSOCIATES, TOOEELE ASSOCIATES LP,  
TOOELE ASSOCIATES, LIMITED PARTNERSHIP, TOOEELE ASSOCIATES, LIMITED PARTNERSHIP, A  
WASHINGTON LIMITED PARTNERSHIP grantor

of TOOEELE County of TOOEELE, State of UTAH

hereby, CONVEY and WARRANT to

TOOELE ASSOCIATES, LIMITED PARTNERSHIP,  
A WYOMING LIMITED PARTNERSHIP grantee

Of 1983 North Berra Blvd, Suite 100  
Tooele, Utah 84074 County of TOOEELE, State of UTAH

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

SEE ATTACHED LEGAL DESCRIPTIONS

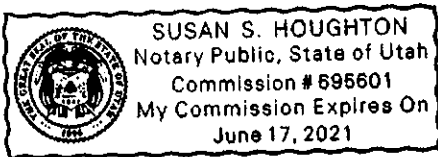
Subject to easements, restrictions, rights of way appearing of record or enforceable in law and equity.

WITNESS the hands of said grantor(s), this 15<sup>th</sup> day of JUNE, 2020.

TOOELE ASSOCIATES, TOOEELE ASSOCIATES LP,  
TOOELE ASSOCIATES, LIMITED PARTNERSHIP,  
TOOELE ASSOCIATES, LIMITED PARTNERSHIP, A  
WASHINGTON LIMITED PARTNERSHIP

By: DREW D. HALL  
It's: AUTHORIZED AGENT

STATE OF UTAH            }  
  } ss.  
COUNTY OF TOOEELE    }



Commission Expires:

On the 15<sup>th</sup> day of June, 2020.

Personally appeared before me,  
TOOELE ASSOCIATES, TOOEELE ASSOCIATES LP,  
TOOELE ASSOCIATES, LIMITED PARTNERSHIP,  
TOOELE ASSOCIATES, LIMITED PARTNERSHIP, A  
WASHINGTON LIMITED PARTNERSHIP

By: DREW D. HALL  
It's: AUTHORIZED AGENT

the signer(s) of within instrument who duly  
acknowledged to me that he executed the same for and  
in behalf of said Limited Partnership.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: TOOEELE, UTAH

## LEGAL DESCRIPTIONS

02-126-0-0006:

NW 1/4, SEC 16, T3S, R4W, LESS 3.21 ACRES IN OUTSIDE DISTRICT (MOD-899) LESS 20.86 ACRES TO OVERLAKE ESTATES SUBDIVISION PHASE 1A; LESS 43.37 AC TO OVERLAKE EST PH 1B SUB; LESS 37.05 AC TO OVERLAKE EST 1C. LESS 18.79 AC TO OVERLAKE EST PH 1G (12-62) LESS .617 AC TO OVERLAKE ESTATES 1B AMD (12-63) LESS 32.93 AC TO OVERLAKE EST. PHASE 1E 3.17 AC

02-126-0-0025:

BEG AT THE CENTER OF SEC 16, T3S, R4W, SLB&M, TH N 89°37'22" E 411.48 FT M/L TO THE W R/W LI OF SPLA/UPRR; TH N ALG THE RR R/W THE FOLL 3 COURSES: (1) TH N43°58'33" E 1060.26 FT, (2) TH N 46°01'27" W 20 FT; (3) TH N 43°58'33" E 440.53 FT M/L TO THE MOST SELY COR OF LOT 899, OVERLAKE EST AMD PH 1J; TH N 45° W 250.09 FT TO THE E BDY OF AARON DR; TH SWLY ALG AARON DR AND A CURVE TO THE RIGHT (HAVING A RADIUS OF 1353.00, C/ANGLE OF 71°13'08", AND CHORD BEARING AND DISTANCE S 53°00'27" W 1575.59) 1289.29 FT M/L TO PT ON A CURVE TO THE RIGHT (HAVING A RADIUS OF 533.00 FT, C/ANGLE OF 12°44'00" AND A CHORD BEARING & DISTANCE OF N 85°00'59" W; TH N 78°38'59" W 5.05 FT TO A PT ON A CURVE TO THE LEFT, TH ALG SD CURVE 37.60 FT (SD CURVE HAVING A RADIUS OF 25.0 FT, A C/ANGLE OF 86°09'52", AND A CHORD BEARING & DIST OF S 58°16'05" W, 34.15 FT) TO A PT ON A CURVE TO THE RIGHT, TH SWLY 30 FT M/L ALG SD CURVE TO THE 40 LI (SD CURVE HAVING A RADIUS OF 842.00 FT, A CHORD BEARING AND DIST OF S 29°55'37" W 428.49 FT, AND A C/ANGLE OF 29°28'55"); TH S 0°13'38" W 645.04 FT TO THE POB. (BALANCE OF 2-126-24 AFTER PT TO OVERLAKE ESTATES SUB AMD PH 1J - LOT 899 FOR 2002 YEAR.) 19.67 AC 07/27/2001 07/27/2001

02-126-0-0036:

A PARCEL OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN TOOELE CITY, TOOELE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, NORTH 0°14'46" WEST 1703.75 FEET ALONG THE SECTION LINE, AND NORTH 89°45'14" EAST 858.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 16 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE SOUTH 0°14'46" EAST 106.01 FEET; THENCE NORTH 45°15'54" WEST 74.93 FEET; THENCE NORTH 44°44'06" EAST 74.98 FEET, TO THE POINT OF BEGINNING. OUT OF 2-126-35 FOR 2019 YEAR. PARCEL CONTAINS: 2,809 SQUARE FEET OR 0.065 ACRES.

02-126-0-0039:

BEG 160 RDS N & 52 RDS E OF SW COR OF SEC 16, T3S, R4W, S 140 RDS M/L, NE 2450 FT, N 27.50 RDS, W 108 RDS TO BEG. LESS 5.50 AC TO OVERLAKE EST 1C, LESS 16.56 AC TO OVERLAKE EST PH 1D (12-105) FOR 1999 YEAR. LESS 0.06 AC TO OVERLAKE EST. PHASE 1E 34.41 AC----LESS 0.095 AC(WD ENTRY #472276). BALANCE OF 2-126-1 AFTER 2-126-39 FOR 2019 YEAR. 34.315 AC

02-126-0-0027:

BEG 160 RDS N & 52 RDS E OF SW COR OF SEC 16, T3S, R4W, S 140 RDS M/L, NE 2450 FT, N 27.50 RDS, W 108 RDS TO BEG. LESS 5.50 AC TO OVERLAKE EST 1C, LESS 16.56 AC TO OVERLAKE EST PH 1D (12-105) FOR 1999 YEAR. LESS 0.06 AC TO OVERLAKE EST. PHASE 1E 34.41 AC----LESS 0.095 AC(WD ENTRY #472276). BALANCE OF 2-126-1 AFTER 2-126-39 FOR 2019 YEAR. 34.315 AC

02-126-0-0027:

A PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT

A POINT WHICH IS LOCATED NORTH 89°41'57" EAST 68.42 FEET ALONG THE SECTION LINE AND SOUTH 60.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE NORTH 89°41'57" EAST 909.82 FEET ALONG THE SOUTH LINE OF 2000 NORTH STREET, TO THE NORTHWEST CORNER OF THE 'OVERLAKE ESTATES PHASE 1 F' SUBDIVISION, AS RECORDED APRIL 30, 2002, UNDER ENTRY NO. 180680, IN BOOK 752, AT PAGE 476, IN THE TOOELE COUNTY RECORDER'S OFFICE; THENCE SOUTH 0°14'03" EAST 243.44 FEET ALONG SAID BOUNDARY, TO THE BOUNDARY OF THE 'OVERTAKE ESTATES PHASE 1 E' SUBDIVISION, AS RECORDED NOVEMBER 5, 1999, UNDER ENTRY NO. 139507, IN BOOK 596, AT PAGE 103, IN THE TOOELE COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°41'53" WEST 936.00 FEET ALONG SAID BOUNDARY, TO THE BOUNDARY OF THE 'OVERTAKE PHASE 1G' SUBDIVISION, AS RECORDED MAY 7, 1999, UNDER ENTRY NO. 130741, IN BOOK 567, AT PAGE 299, IN THE TOOELE COUNTY RECORDER'S OFFICE; THENCE NORTH 0°14'03" WEST 186.57 FEET ALONG SAID BOUNDARY; THENCE NORTH 24°27'55" EAST 62.65 FEET ALONG SAID BOUNDARY, TO THE POINT OF BEGINNING. (THIS LEGAL DESCRIPTION WAS TAKEN FROM RESOLUTION 2015-5 ENTRY 409154, THE "LESS AND EXCEPTING PARCEL 2" AND USED AS THE BALANCE DESCRIPTION OF 2-126-23, A SPLIT THAT WAS MADE FOR 2013 YEAR) PARCEL CONTAINS: 227,121 SQUARE FEET, OR 5.21 ACRES.

02-128-0-0034:

A PART OF THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT A POINT ON THE EAST SECTION LINE SAID POINT BEING 1876.65 FEET SOUTH 00°14'08" EAST ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION; AND RUNNING THENCE SOUTH 00°14'08" EAST 717.30 FEET ALONG THE SECTION LINE TO THE NORTH LINE OF THAT CERTAIN PARCEL CONVEYED IN WARRANTY DEED RECORDED ON NOVEMBER 29, 2006 (TOOELE COUNTY RECORDER'S OFFICE ENTRY # 2727926); THENCE THREE (3) COURSES ALONG SAID NORTH LINE AS FOLLOWS: (1) NORTH 89°37'59" WEST 158.17 FEET TO A POINT OF CURVATURE; (2) WESTERLY ALONG THE ARC OF A 39,423.08 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 443.68 FEET (CENTRAL ANGLE EQUALS 00°38'41", AND LONG CHORD BEARS NORTH 89°57'20" WEST 443.68 FEET); AND (3) SOUTH 89°43'20" WEST 1,401.80 FEET TO A POINT PERPENDICULARLY DISTANT FROM SAID SECTION LINE A DISTANCE OF 2003.63 FEET; THENCE NORTH 00°14'08" WEST 714.51 FEET; THENCE NORTH 89°45'32" EAST 2,003.63 FEET ALONG TO THE POINT OF BEGINNING. OUT OF 2-128-27 FOR 2019 YEAR. 32.852 AC-----LESS/EXCEPTING 18.60 AC (QCD# 498427) BALANCE OF 2-128-30 AFTER 2-128-33 FOR 2020 YEAR. 14.252 AC.

02-138-0-0003:

S 1/2 OF SE 1/4, SEC 7, T3S, R4W, SLB&M. 80.00 AC OUT OF 3-11-3

02-145-0-0012:

BEG AT A PT ON N LI OF SW 1/4 OF SECTION 18, T3S R4W SLB&M, WH IS ALSO N 00°19'26" W 2641.32 FT ALG THE E LI OF SW 1/4 AND S 89°42'33" W M/L 1325.14 FT, (NW COR OF NE 1/4 OF SW 1/4 OF SD SEC 18) FR S 1/4 COR & RUN TH S 00°17'27" E 60 FT, TH S 89°42'33" W M/L 1233.18 FT TO A PT ON E R/W LI OF STATE HWY 112, TH N 34°53'23" W 72.89 FT ALG SD E LI TO A PT ON N LI OF SW 1/4 OF SD SEC, TH N 89°42'33" E M/L, 1285.56 FT ALG SD N LI OF THE SW 1/4 TO THE POB. OUT OF 3-29-10 1.77 AC 04/02/2002

02-145-0-0014:

BEG S 0°01'42" W 300.08 FT FR NW COR OF NE 1/4 OF NW 1/4 OF SEC 18, T3S, R4W, SLB&M, ALG SRLY LI OF RR R/W, S 67°30'37" E 1428.85 FT, TH S 473.36 FT M/L TO SE COR OF NE 1/4 OF NW 1/4, W 660 FT, TH S 1320 FT, TH W 333.86 FT, TH S 60 FT, TH S 89°42'33" W 326.14 FT, TH N 0°01'42" E 2400.83 FT TO POB. BALANCE AFTER 3-29-17 & 3-29-19 43.08 AC 04/02/2002 04/02/2002

02-145-0-0015:

THAT PART OF E 1/2 W 1/2 SEC 18, T3S, R4W, LYING N OF WPRR R/W. BALANCE AFTER 3-29-15 15.45 AC 04/02/2002 04/02/2002

02-145-0-0016:

THE N 1/2 OF NE 1/4 OF SEC 18, T3S, R4W, SLB&M. ---EXCEPT 4.58 AC FOR ROAD & RR BALANCE AFTER 3.29.15 75.42 AC 04/02/2002 04/02/2002

02-126-0-0022:

(WELL SITE) A TRACT OF LAND 20.0 FT SQ WITH THE CENTER LOCATED 198.00 FT W & 152 FT S OF NE COR OF SEC 16, T3S, R4W, SLB&M, THE EAST SIDE OF WHICH HAS A BEARING OF N 0° 03'09" E AND THE SOUTH SIDE OF WHICH HAS A BEARING OF S 89° 56'51" E; TOG/W A PERPETUAL EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, REPAIR, REPLACE & MAINTAIN A WATER LINE AND APPURTENANT STRUCTURES ON, OVER, ACROSS & THROUGH A STRIP OF LAND 20.00 FEET WIDE, LYING 10.00 FEET ON EACH SIDE OF & PARALLEL & ADJACENT TO THE FOLL DESC C/LI; BEG AT A PT WHICH I S W 200.27 FT & S 156.08 FT FROM NE COR OF SEC 16, T3S, R4W, SLBM, & RUN TH S 82DEG 23'18" W 13.30 FT; TH N 07° 45'13" W 109.77 FT; TH S 88° 26'30" W 148.32 FT; SD PT BEING N 89° 56'51" W 376.49 FT & S 00° 03'09" W 53.45 FT FROM SD NE COR OF SEC 16. OUT OF 2-126-4 FOR 2000 YEAR. 0.01 AC 03/08/2000 03/08/2000