

Ent: 403093 - Pg 1 of 4
Date: 9/12/2014 11:24:00 AM
Fee: \$16.00
Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: Cottonwood Title Insurance Agency, Inc.

Mail Recorded Deed and Tax Notice To:

HSC Tooele, LLC
P.O. BOX 130
Daphne, Alabama 36526



File No. 61531-PF

SPECIAL WARRANTY DEED

Leucadia Financial Corporation, formerly known as Terracor, a Utah corporation
GRANTOR(S) of Salt Lake, State of Utah, hereby Conveys and Warrants against all who claim
by, through, or under the grantor to

HSC Tooele, LLC, an Alabama limited liability company

GRANTEE(S) of Salt Lake, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in **Tooele**
County, State of Utah:

See Attached Exhibit "B"

TAX ID NUMBER 15-037-0-0002 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and
those enforceable in law and equity.

SUBJECT TO: The matters set forth on Exhibit "A" attached hereto and incorporated herein by
reference.

Dated this 10th day of September, 2014.

Leucadia Financial Corporation, formerly known
As Terracor, a Utah Corporation

BY: _____

Its: _____

Justin R. Wheeler, President

STATE OF New York

COUNTY OF Bronx

On the 10th day of September, 2014, personally appeared before me Justin R. Wheeler, who being by me duly sworn did say that he is the President of Leucadia Financial Corporation, formerly known as Terracor, a Utah Corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its board of directors and said Justin R. Wheeler acknowledged to me that said corporation executed the same.

My Commission Expires: 9/21/2017

Josephine Nunez
Notary Public
Residing at: Bronx County

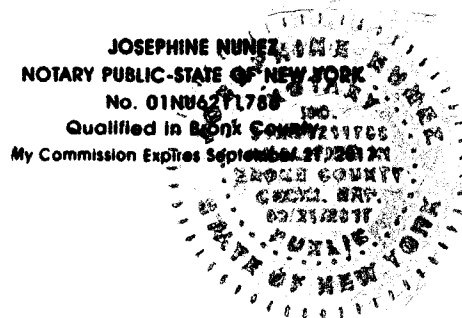


EXHIBIT "A"
(to Special Warranty Deed)

- (1) Taxes for the year 2014 are accruing as a lien not yet due and payable under Parcel No.15-037-0-0002. Taxes for the year 2013 have been paid.
- (2) The herein described property is located within the boundaries of the Stansbury Park Improvement District (for more information call 435-882-7922), Tooele Valley Mosquito Abatement District (collected with taxes), Stansbury Greenbelt Service Area #1 (collected with taxes), Stansbury Recreation Service Area #2 (collected with taxes), North Tooele Fire Protection Service District (collected with taxes) and the Tooele County Transportation Special Service District (collected with taxes), and is subject to any and all charges and assessments levied thereunder.
- (3) 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. The Seller makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- (4) A Non Access Line and E.T. Canal Easement as shown on the recorded plat of Gateway Neighborhood PUD Amended recorded March 18, 2005 as Entry No. 237505 in Book 1009 at Page 565.
- (5) Right of Way for E.T. Irrigation Canal, and any facilities appurtenant thereto, including but not limited to, water pipelines and ditches, as the same may be found to intersect the herein described land, together with any rights or asserted rights in and to said Canal or pertaining to the use and maintenance of said Canal.
- (6) Easement in favor of Utah Department of Transportation for a perpetual easement for the purpose of constructing thereon cut and/or fill slopes and appurtenant parts thereof incident to the widening of the existing road State Route 36 known as Project Number *NH- 0036(6)63 and incidental purposes, by instrument dated September 20, 2001 and recorded November 7, 2001, as Entry No. 171890, in Book 716, at Page 154.
- (7) Easement (Correction Instrument) in favor of Utah Department of Transportation for a perpetual easement for the purpose of constructing thereon cut and/or fill slopes and appurtenant parts thereof incident to the widening of the existing road State Route 36 known as Project Number NH-0036(6)63 and incidental purposes, by instrument dated October 7, 2002 and recorded October 23, 2002, as Entry No. 189537, in Book 790, at Page 708.
- (8) Rights, easements, interests or claims which are shown on the survey dated May 8, 2014 by Ward Engineering Group as Job No. 1305-JADE.

EXHIBIT "B"

(to Special Warranty Deed)

Lot 2 – Phase 3, GATEWAY NEIGHBORHOOD PUD AMENDED, according to the official plat thereof as recorded on March 18, 2005, as Entry No. 237505 in Book 1009 at Page 565 in the office of the Tooele County Recorder.

TAX ID NUMBER 15-037-0-0002 (for reference purposes only)