

WHEN RECORDED, MAIL TO:

Cheney Law Group
2825 E. Cottonwood Pkwy, Suite 500
Cottonwood Heights, UT 84121
Attn: Brian C. Cheney

123119-CAH

SPECIAL WARRANTY DEED

RG IV, LLC, a Utah limited liability company, whose address is 2265 E. Murray Holladay Road, Holladay, Utah 84117, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS** against all who claim by, through, or under Grantor, to **RG LAKEVIEW, LLC, a Utah limited liability company**, whose address is 2265 E. Murray Holladay Road, Holladay, Utah 84117, Grantee, the following described real property, situate in Tooele County and State of Utah, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Tax Id Nos.: 01-128-0-0007, 01-128-0-0006, 01-128-0-0002, 01-128-0-0003, 17-022-0-0001, 17-022-0-0003, 17-022-0-0004, 17-022-0-0005, 17-022-0-0006, 17-022-0-007B, 17-022-0-008B, 17-022-0-009B, 01-133-0-0002, 01-133-0-0001, 01-133-0-0003

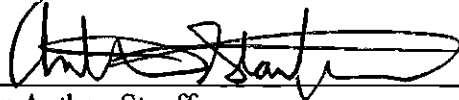
TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.

SUBJECT, HOWEVER, to all easements, rights-of-way, reservations and restrictions, including all minerals and mineral rights of any kind, now of record.

[signature page to follow]

WITNESS my hand this 5th day of November, 2020.

RG IV, LLC
a Utah limited liability company



By: Anthon Stauffer
Its: Manager

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

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by Anthon Stauffer, Manager of RG IV, LLC, this 5th day of November, 2020.

WITNESS my hand and official seal.


NOTARY PUBLIC

My Commission Expires:



EXHIBIT A TO SPECIAL WARRANTY DEED

That certain real property in the County of Tooele, State of Utah, more particularly described as follows:

PARCEL 1:

The North One Half of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM that portion deeded to the Los Angeles and Salt Lake Railroad Company, in that certain Warranty Deed recorded April 16, 1985 as Entry No. 366906, in Book 228 at Page 34, Official Records, and being more particularly described as follows:

All that portion of the North One Half of the North One Half of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, in Tooele County, Utah situated North of a line which is 100.00 feet South, measured at right angles, from the hereinafter described proposed centerline of the connector track of the Los Angeles and Salt Lake Railroad Company, said centerline being described as:

Beginning at a point in the East line of said Section 1 that is 872.65 feet South from the Northeast Corner of said Section 1; thence Northwesterly North 84°05'41" West 5310.24 feet to a point on the West line of said Section 1 that is 326.31 feet South from the Northwest corner thereof.

ALSO LESS AND EXCEPTING THEREFROM the portion described in that certain Second Corrective Special Warranty Deed recorded September 16, 2009 as Entry No. 332215 being part of the North Half of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, U.S. Survey, to wit:

Beginning at a point 772.12 feet South 0°22'03" East along the Section line from the Northeast corner of said Section; and running thence South 0°22'03" East 201.09 feet along said Section line; thence North 84°23'36" West 5284.03 feet to the East right-of-way line of Sheep Lane; thence North 0°39'55" West 201.20 feet along said East right-of-way line; thence South 84°23'36" East 5285.08 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the real property conveyed in that certain Special Warranty Deed recorded July 16, 2020 as Entry No. 515282, being more particularly described as follows:

A parcel of land located in the Northwest quarter and Northeast quarter of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, more particularly described as follows:

Beginning at a point 772.12 feet South 00°22'10" East along the section line from the Northeast corner of said Section 1, and running thence South 00°22'10" East 201.09 feet along said section line; thence North 84°23'36" West 5283.88 feet to the Easterly boundary and right- of-way line of Sheep Lane as shown on that certain Road Dedication Plat for Sheep Lane - SR 112 to SR 138 prepared for Tooele County by Meridian Engineering by Michael W. Nadeau, PLS and dated 2-APR-2019; thence North 00°39'55" West 201.20 feet along said road; thence South 84°23'36" East 5284.93 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the real

property conveyed in that certain Special Warranty Deed recorded July 14, 2020 as Entry No. 515150, being more particularly described as follows:

A parcel of land located in the North half of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point 1221.89 feet South 00°22'03" East along the section line from the Northeast corner of said section and running thence South 00°22'03" East 200.00 feet along said section line; thence South 89°40'28" West 5225.01 feet; thence Southwesterly along the arc of a 25.00 foot radius curve to the left a distance of 39.42 feet (Long Chord Bears South 44°30'17" West 35.46 feet) to the East right-of-way line of Sheep Lane; thence North 00°39'55" West 250.00 feet along said East right-of-way line; thence Southeasterly along the arc of a 25.00 foot radius curve to the left a distance of 39.12 feet (Long Chord bears South 45°29'43" East 35.25 feet; thence North 89°40'28" East 5226.35 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion lying within Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129 in the office of the Tooele County Recorder.

ALSO LESS AND EXCEPTING THEREFROM that portion lying within Lakeview Business Park Subdivision Final Plat Phase 1, according to the official plat thereof recorded November 3, 2020 as Entry No. 526245 in the office of the Tooele County Recorder.

PARCEL 2:

The Northwest Quarter of the Southwest Quarter and the East One Half of the Southwest Quarter of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM that portion conveyed to Grantsville Soil Conservation District, a body politic in Corrective Warranty Deed And Warranty Deed For Exchange Of Properties recorded December 19, 1986 as Entry No. 4869 in Book 248 at Page 577, Official Records, described as follows:

Beginning at the Southwest corner of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian; and running thence North 0°39'19" West 425.0 feet, thence around a curve Southeasterly following the West right of way line of Sheep Lane Road 514.0 feet to the South line of Section 1, thence West 277.0 feet to beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion lying within Sheep Lane as conveyed to Tooele County, a body politic and corporate of the State of Utah in Corrective Warranty Deed recorded September 13, 2005 as Entry No. 246830, Official Records.

ALSO LESS AND EXCEPTING THEREFROM that portion lying within Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129 in the office of the Tooele County Recorder.

PARCEL 3:

The Southeast Quarter of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian.

PARCEL 4:

The Southwest Quarter of the Southwest Quarter of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM that portion conveyed to Grantsville Soil Conservation District, a body politic in that certain Corrective Warranty Deed And Warranty Deed For Exchange Of Properties recorded December 19, 1986 as Entry No. 4869 in Book 248 at Page 577, Official Records, described as follows:

Beginning at the Southwest corner of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian; and running thence North 0°39'19" West 425.0 feet, thence around a curve Southeasterly following the West right of way line of Sheep Lane Road 514.0 feet to the South line of Section 1, thence West 277.0 feet to beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to Tooele County, a body politic and corporate of the State of Utah in Corrective Warranty Deed recorded September 13, 2005 as Entry No. 246830, Official Records being described as follows:

A portion of land located in the Southwest quarter of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, further described as follows:

Beginning at a point of the East right-of-way line of Sheep Lane, which point lies South 00°38'50" East along the West line of the Southwest quarter of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, a distance of 828.54 feet and North 89°21'10" East, a distance of 51.52 feet from the West quarter corner of said Section 1 and running thence South 05°18'52" East, a distance of 124.91 feet to the point of curve of a non tangent curve to the left, of which the radius point lies North 87°13'24" East, a radial distance of 2950.00 feet; thence Southerly along the arc, through a central angle of 21°43'57", a distance of 1,118.94 feet; thence South 24°30'00" East, a distance of 449.76 feet to a point of curve to the right having a radius of 3,050.00 feet and a central angle of 03°56'31"; thence Southerly along the arc a distance of 209.839 feet to a point on the South line of said section; thence along said section line South 89°38'05" West, a distance of 154.932 feet; thence leaving said section line North 45°23'49" West, a distance of 40.072 feet; thence North 45°17'57" West, a distance of 117.49 feet; thence North 44°25'22" West, a distance of 115.94 feet; thence North 40°09'17" West, a distance of 13.10 feet; thence North 26°11'41" West, a distance of 384.63 feet; thence North 00°39'26" West, a distance of 1260.64 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within Sheep Lane.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the Deseret Peak P.U.D. Phase 5 Subdivision according to the official plat thereof recorded December 6, 2006 as Entry No. 273563 in the office of the Tooele County Recorder.

PARCEL 5:

Lot 1, Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129 in the office of the Tooele County Recorder.

PARCEL 6:

Lot 6, Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129 in the office of the Tooele County Recorder.

LESS AND EXCEPTING THEREFROM that portion lying within Lakeview Business Park Subdivision Final Plat Phase 1, according to the official plat thereof recorded November 3, 2020 as Entry No. 526245 in the office of the Tooele County Recorder.

PARCEL 7:

Lot 9, Miller Motorsports Business Park PUD No. 1, according to the official plat thereof recorded April 14, 2009 as Entry No. 324129 in the office of the Tooele County Recorder.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the real property conveyed in that certain Special Warranty Deed recorded July 16, 2020 as Entry No. 515282, being more particularly described as follows:

A parcel of land located in the Northwest quarter and Northeast quarter of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, more particularly described as follows:

Beginning at a point 772.12 feet South 00°22'10" East along the section line from the Northeast corner of said Section 1, and running thence South 00°22'10" East 201.09 feet along said section line; thence North 84°23'36" West 5283.88 feet to the Easterly boundary and right- of-way line of Sheep Lane as shown on that certain Road Dedication Plat for Sheep Lane – SR 112 to SR 138 prepared for Tooele County by Meridian Engineering by Michael W. Nadeau, PLS and dated 2-APR-2019; thence North 00°39'55" West 201.20 feet along said road; thence South 84°23'36" East 5284.93 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion lying within Lakeview Business Park Subdivision Final Plat Phase 1, according to the official plat thereof recorded November 3, 2020 as Entry No. 526245 in the office of the Tooele County Recorder.

PARCEL 8:

That part of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian described as follows: Beginning at the Northeast Corner of the Northwest Quarter of said Section 12; thence West 2024.22 feet, more or less; thence South 2640 feet; thence East 2024.22 feet, more or less, to the center of section; thence North 2640 feet to beginning.

LESS AND EXCEPTING THEREFROM any portion lying within Sheep Lane.

ALSO LESS AND EXCEPTING THEREFROM that portion lying within a 100 foot strip of land donated and quitclaimed to Tooele County, Utah in instrument dated November 15, 1993 and recorded January 12, 1994 as Entry No. 61883 in Book 366 at Page 742, Official Records.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the Deseret Peak Subdivision, according to the official plat thereof recorded October 4, 2001 as Entry No. 170055 in Book 708 at Page 43 in the office of the Tooele County Recorder.

PARCEL 9:

The Northeast Quarter of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian.

PARCEL 10:

That part of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian, described as follows: Beginning at the Southeast Corner of the Northeast Quarter of said Section 12; thence West 4664.22 feet, more or less; thence South 1060 feet, thence East 4664.22 feet, thence North 1060 feet to beginning.

LESS AND EXCEPTING THEREFROM any portion lying within Sheep Lane.

ALSO LESS AND EXCEPTING THEREFROM that portion lying within a 100 foot strip of land donated and quitclaimed to Tooele County, Utah in instrument dated November 15, 1993 and recorded January 12, 1994 as Entry No. 61883 in Book 366 at Page 742, Official Records.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the Deseret Peak P.U.D. Phase 5 Subdivision according to the official plat thereof recorded December 6, 2006 as Entry No. 273563 in the office of the Tooele County Recorder.

PARCEL 11:

All of Lot 1, Lakeview Business Park Subdivision Final Plat Phase 1, according to the official plat thereof recorded November 3, 2020 as Entry No. 526245 in the office of the Tooele County Recorder.

PARCEL 12:

All of Alpha Parcel "A", Lakeview Business Park Subdivision Final Plat Phase 1, according to the official plat thereof recorded November 3, 2020 as Entry No. 526245 in the office of the Tooele County Recorder.

Tax Id Nos.: 01-128-0-0007, 01-128-0-0006, 01-128-0-0002, 01-128-0-0003, 17-022-0-0001, 17-022-0-0003, 17-022-0-0004, 17-022-0-0005, 17-022-0-0006, 17-022-0-007B, 17-022-0-008B, 17-022-0-009B, 01-133-0-0002, 01-133-0-0001, 01-133-0-0003