

Mail Recorded Deed and Tax Notice To:
Providence TA, LLC, a Utah limited liability company
9300 S Redwood Road
West Jordan, UT 84088



File No.: 159962-KTF

SPECIAL WARRANTY DEED

Tooele Associates, Limited Partnership, a Wyoming limited partnership

GRANTOR(S) of Tooele, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Providence TA, LLC, a Utah limited liability company

GRANTEE(S) of West Jordan, 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 EXHIBIT A ATTACHED HERETO

TAX ID NO.: 02-126-0-0049 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 8th day of July, 2022.

Tooele Associates, Limited Partnership, a
Wyoming limited partnership

By: [Signature]
Name: Drew D. Hall
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 8th day of July, 2022, before me, personally appeared Drew D. Hall, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Tooele Associates, Limited Partnership, a Wyoming limited partnership.

[Signature]
Notary Public

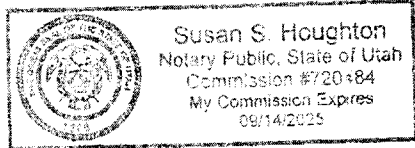


EXHIBIT A
Legal Description

A parcel of land, situate in the West Half of Section 16, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Southeasterly line of Berra Boulevard, said point is located North 89°37'18" East 2174.58 feet along the Quarter Section line and North 45.66 feet from the West Quarter Corner of said Section 16 and running: thence South 46°04'52" East 214.21 feet along the Southerly line of a future subdivision to the Southwesterly Right-of-Way line of Bonnybridge Lane; thence South 44°13'13" East 60.04 feet along the Southerly line of said future subdivision to the Southeasterly Right-of-Way line of Bonnybridge Lane; thence South 46°04'52" East 103.50 feet along the Southerly line of said future subdivision; thence North 43°55'08" East 276.95 feet along the Southeasterly line of said future subdivision to the Southerly line of Aiden Way; thence South 46°05'46" East 7.70 feet to the Quarter Section Line; thence North 0°14'16" West 26.68 feet along said Quarter Section line to the Center of Section; thence North 89°37'18" East 408.61 feet along the Quarter Section line to the Northerly line of the Union Pacific Railroad Right-of-Way; thence South 43°54'30" West 1537.98 feet along said Railroad Right-of-Way; thence North 46°05'30" West 176.65 feet; thence South 43°54'30" West 8.00 feet; thence North 46°05'30" West 173.16 feet; thence North 51°31'41" West 68.25 feet to the Southeasterly Right-of-Way line of Berra Boulevard as recorded on file at the Tooele County Recorder's Office as Entry #139507; thence North 17°23'43" East 312.76 feet along said Southeasterly Right-of-Way line this call and the following two calls: thence Northeasterly 475.80 feet along the arc of a 1,000.00 foot radius tangent curve to the right (center bears South 72°36'14" East and the long chord bears North 31°01'36" East 471.32 feet through a central angle of 27°15'40"); thence North 44°39'24" East 233.75 feet, to the Point of Beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of the following:

Commencing at the Northwest corner of the Southeast Quarter of Section 16, Township 3 South, Range 4 West, Salt Lake Meridian, and running thence East 560 feet, more or less, to the West fence line of Salt Lake and Los Angeles Railroad; thence South 43°34' West 800 feet, more or less, to the West boundary line of the Southeast Quarter of said Section 16, thence North 560 feet, more or less, to the point of beginning