

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL  
DEED TO:**

Jennifer Ames  
1505 S. Redwood Rd.  
Salt Lake City, Utah 84101

**SENT TAX NOTICES TO:**

Jennifer Ames  
1505 S. Redwood Road  
Salt Lake City UT 84104

13598381  
3/15/2021 3:41:00 PM \$40.00  
Book - 111137 Pg - 725-728  
RASHELLE NOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE  
BY: eCASH, DEPUTY - EF 4 P.

This Deed is being re-recorded to add the interest of  
KWS Lot 5 – LLC, (31.0437%) a Utah limited liability  
company as a grantee that was erroneously missed on  
the first deed recorded March 15, 2021 as Entry No  
13598381 Book 111137 Page 725-728

Tax ID # 26-15-126-001-0000

**SPECIAL WARRANTY DEED**

Midgley investments, LLC, A Utah limited liability company, with its principal office at 7644 South State Street, Midvale, County of Salt Lake, State of Utah 84047 ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby **CONVEY AND WARRANT** against all who claim by, through, or under the Grantor and undivided interest to Danville LLC (13.9763%), a Nevada limited liability company, Booda Properties LLC (13.9565%) a Nevada limited liability company, Tamarack LLC (9.7615%), a Nevada limited liability company, Nigel Properties LLC (7.6028%), a Nevada limited liability company, Joy Pritchard (10.2334%), an individual, Rick and Maria Urso (6.1117%), as joint tenants, Nico Properties, LLC (3.8712%), a Nevada limited liability company, American Trails Association, Inc. (2.7657%) a Nevada corporation, Landmark 15, LLC (0.6772%), a Utah limited liability company and KWS Lot 5 – LLC, a Utah limited liability company, (31.0437%) ("Grantees"), certain land being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Land"), together with (i) all Improvements, if any, located thereon, (ii) any and all right, privileges and easements appurtenant to the Land, and (iii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, **SUBJECT TO** all reservations contained in this Deed and all encumbrances of record, all building codes and other applicable laws, ordinances and governmental regulations affecting the land and all other matters reasonably identifiable from an inspection or survey of the Land.

Pursuant to that certain Special Warranty Deed dated December 23, 2016, and recorded in the records of the Salt Lake County Recorder's office on December 23, 2016, as Entry No. 12441130 in Book No. 10514 at page 5323-5327, the Land is subject to a prior reservation of (i) all oil, gas and minerals under or appurtenant to the Land, together with all rights to use or extract the same, except that the holder of said mineral estate does not have the right to enter upon or disturb the first 500 feet below the surface of the Land to use or extract the same, and (ii) all water flowing or located under, within, or over and all water rights or water shares in any way connected or associated with or appurtenant to, the Land; together with all rights to use or extract the same, except that the holder of such rights shall not have the right to enter upon or disturb the first 500 feet below the surface of the Land to use or extract

14070577 B: 11400 P: 1110 Total Pages: 5  
02/09/2023 09:42 AM By: ECarter Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN - SOUTH JORDAN  
10808 S RIVER FRONT PKWY STE 1SOUTH JORDAN, UT 840955961

the same, nor does the holder have the right to use the surface of the land in connection with the rights reserved herein.

Pursuant to the certain Amended and Restated Deed dated October 16, 2002, and recorded in the records of the Salt Lake County Recorder's office on December 2, 2002, as Entry No. 8442505 in Book No. 8695 at page 7730-7757, Grantee agree that the provision of Paragraph 10 of Exhibit B to said Deed

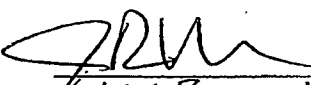
from Kennecott Utah Copper Corporation, as grantor, to OM Enterprises Company, as grantee, including, without limitation, the "Well Prohibition Covenant" [which prohibits drilling of water wells on the land] and the "Subsequent Transfer Covenant" [which requires that the Well Prohibition Covenant be inserted in all future deeds for such land] (as such terms are defined in such Paragraph 10), are hereby incorporated into this Deed and shall be binding on Grantee, its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: 3-11-2021

GRANTOR:

MIDGLEY INVESTMENTS, a Utah limited liability company

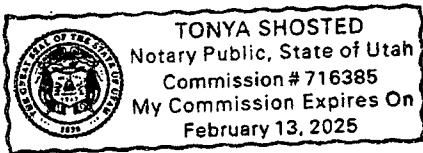
By   
Name: Jan Bryan Midgley  
Title: Manager

ACKNOWLEDGMENT

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

On March 11, 2021 personally appeared before me, a Notary Public, Joe Bryan Midgley  
the Mandary of MIDGLEY INVESTMENTS, LLC, a Utah limited liability  
company, personally known or proved to me to be the person whose name is subscribed to the above  
instrument who acknowledged to me that he executed the above instrument on behalf of MIDGLEY  
INVESTMENTS, LLC, a Utah limited liability company.

WITNESS my hand and official Seal.



Tonya Shosted  
Notary Public in and for said State  
My commission expires: 2-13-25

[SEAL]

**EXHIBIT A  
TO SPECIAL WARRANTY DEED**

**Legal Description**

LOT C-119, DAYBREAK COMMERCE PARK PLAT 4 AMENDING PARCEL A OF THE  
KENNECOTT DAYBREAK PARK PLAT 2 AND LOT B1 AND DRGRR PARCEL OF THE  
KENNECOTT MASTER SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF  
RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON DECEMBER 23, 2016  
AS ENTRY NO. 12440459 IN BOOK 2016P AT PAGE 340

Tax Parcel No.: 26-15-126-001-0000

THE FOREGOING INSTRUMENT WAS RE-ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup>

DAY OF FEBRUARY 2023

Midgley Investments, a Utah limited liability Company

BY: [Signature]

Name: JAY BRADY MIDGLEY

Title: MANAGER

State of

County of

On the 7<sup>th</sup> day of February, 2023 Personally appeared before me, a Notary public J. Bryan Midgley the Manager of MIDGLEY INVESTMENTS, LLC, a Utah limited liability company, personally known or proved to me to be the person whose name is subscribed to the above Instrument who acknowledged to me that he executed the above instrument on behalf of MIDGLEY INVESTMENTS, LLC, a Utah limited liability company.

WITNESS my hand and official Seal.

[Signature]  
Notary Public in and for said State  
My commission expires 2-13-25

