

DATE 18-FEB-1997 10:00AM

✓ FEE: 15.00 CHECK  
✓ DONNA S. MCKENDRICK, RECORDER  
FILED BY MJW  
FOR CARY TRATOS  
A TOOELE COUNTY CORPORATION

When Recorded, Mail To:

Cary Tratos  
4886 Choctaw Ave  
West Valley City, UT. 84120

### WARRANTY DEED

GLENN L. MILES, grantor of Mesa, Arizona, hereby CONVEYS and WARRANTS to Cary Edward Tratos, as tenant with full rights of survivorship, Grantee(s), of West Valley City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land together with water rights in Application No. 39471 in Tooele County, State of Utah, to-wit:

4-70-21

Commencing 59.2 rods West and 8 rods South of the Northeast Corner of the Southeast Quarter of Section 35, Township 1 South, range 4 West of the Salt Lake Base Meridian and extending thence West 21 rods; South 42.92 rods; East 21 rods; North 42.92 rods to point of beginning, and containing 5.62 acres.

and the right perpetual, to receive and use from the water well now in operation on the property in Tooele County, Utah, and described as follows:

4-70-8

Com., 33.24 rods North and 38 1/2 rods West of the SE corner of the NE 1/4, Sec. 35, T. 1 S. R. 4 W. S.L.M. and extending thence South 41.24 rods; West 12 rods; North 41.24; East 12 rods to beginning, and said well designated in the office of the Utah State Engineer as Application No. 39471, the volume of .015 second feet and to be used by said Assignee for culinary and stock watering purposes on their land near the above-described property and this assignment being made subject to the approval of the Utah State Engineer.

and a perpetual right-of-way to install, repair and maintain a water pipe line, underground, over and through the following described real property situate in Tooele County, Utah:

4-70-8 4-70-5

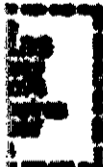
a strip of land one rod wide and being one-half rod each side from a line described as follows; Beginning at the water well of the Grantor on the tract of real property above described and running thence South 150 feet, more or less, to a point one-half rod North of the South line of the above-described tract of real property, and extending thence West 10 1/2 rods, more or less, to the North line of the tract of land hereinabove described.

WITNESS, the hand of said Grantor this 18th day of February, A.D. 1997.

Signed in the Presence of:

Hydne Shields

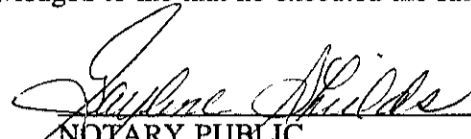
Glenn L Miles  
GLENN L. MILES

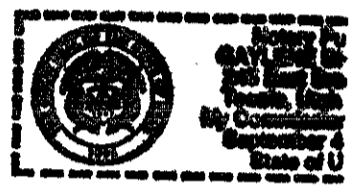


Attachment to Warranty Deed  
Glenn L. Miles, Grantor/Cary Edward Tratos, Grantee

STATE OF UTAH            )  
                                  :SS.  
COUNTY OF TOOELE    )

On the 18<sup>th</sup> day of February, A.D., 1997, personally appeared before me Glenn L. Miles the signer of the attached instrument, who duly acknowledged to me that he executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 9/14/1997.



E 093664 B 0448 P 758

*[Faint, illegible text and a handwritten mark at the bottom of the page]*

**AFTER RECORDING, PLEASE RETURN TO:**

Cary Edward Tratos  
4886 Choctaw  
West Valley City, Utah, 84120

**SPECIAL WARRANTY DEED**

Portions of Tooele County Tax Parcel Nos.: 01-505-0-0007 and 01-505-0-0036

FOR GOOD AND VALUABLE CONSIDERATION, **SKULL VALLEY COMPANY, LTD, a Utah limited partnership; UINTAH LAND COMPANY, L.C., a Utah limited liability company; BEAVER CREEK INVESTMENTS, a Utah general partnership, formerly known as BEAVER CREEK INVESTMENTS, L.C., a Utah limited liability company; and ARIMO CORPORATION, an Idaho corporation, as their interests may appear** (collectively, the "Grantors"), having an address of 925 West 100 North, Suite F, P.O. Box 540478, North Salt Lake, Utah, 84054, hereby CONVEY AND WARRANT, against those claiming by, through and under the Grantors and not otherwise, to **CARY EDWARD TRATOS**, having an address of 4886 Choctaw, West Valley City, Utah, 84120 (the "Grantee"), all of the Grantors' right, title and interest in and to that certain tract of land located in Tooele County, State of Utah, as more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof

SUBJECT TO all restrictions, reservations, easements and other matters of record and taxes for the current year and thereafter.

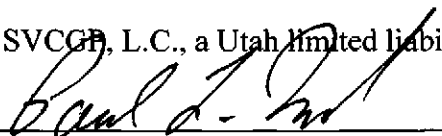
TO HAVE AND TO HOLD the same, together with all tenements, hereditaments, and appurtenances thereunto belonging, unto the Grantee, and its successors and assigns, forever.

DATED as of this 6<sup>th</sup> day of February, 2024.

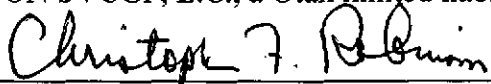
**GRANTORS:**

**SKULL VALLEY COMPANY, LTD,**  
A Utah limited liability company

By: **FREED SVCGP, L.C., a Utah limited liability company, as General Partner**

By:   
Paul L. Freed, Manager

By: **ROBINSON SVCGP, L.C., a Utah limited liability company, as General Partner**

By:   
Christopher F. Robinson, Manager

**COURTESY RECORDING ONLY**

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

UINTAH LAND COMPANY, L.C.,  
A Utah limited liability company

By: Christopher F. Robinson  
Christopher F. Robinson, Manager

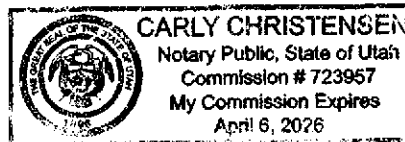
BEAVER CREEK INVESTMENTS,  
A Utah general partnership, formerly known as  
BEAVER CREEK INVESTMENTS, L.C.,  
A Utah limited liability company  
By: its General Partner, CFR BCIGP, L.C.,  
A Utah limited liability company

By: Christopher F. Robinson  
Christopher F. Robinson, Manager

ARIMO CORPORATION,  
An Idaho corporation

By: Christopher F. Robinson  
Christopher F. Robinson, President

STATE OF UTAH )  
 )  
 ) :SS.  
COUNTY OF Davis )



The foregoing instrument was signed before me this 6 day of February, 2024, by Paul L. Freed, the Manager of Freed SVCGP, L.C., as General Partner of Skull Valley Company, LTD.

Carly Christensen  
NOTARY PUBLIC  
Residing at: Davis

My Commission Expires:  
April 6, 2026

STATE OF UTAH )  
 )  
:SS.  
COUNTY OF Davis )



The foregoing instrument was signed before me this 6 day of February, 2024, by Christopher F. Robinson as: the Manager of Robinson SVCGP, L.C., as General Partner of Skull Valley Company, LTD; a Manager of Uintah Land Company, L.C., the Manager of CFR BCIGP, L.C., as General Partner of Beaver Creek Investments, fka Beaver Creek Investments, L.C.; and the President of Arimo Corporation.

Carly Christensen  
NOTARY PUBLIC  
Residing at: Davis

My Commission Expires:

April 6, 2026

**EXHIBIT "A"**  
**TO**  
**SPECIAL WARRANTY DEED**

The following parcels located in Tooele County, State of Utah:

Beginning at a point that lies South 00°16'05" West along the section line 157.28 feet and West 969.39 feet from the East Quarter Corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian (basis of bearing being South 00°16'05" West between the East Quarter Corner and Southeast Corner of Section 35, Township 1 South, Range 4 West, SLB&M), and running thence South 00°00'35" East 230.88 feet; thence North 89°59'25" East 100.00 feet; thence South 00°00'35" East 30.00 feet; thence South 89°59'25" West 100.00 feet; thence South 00°00'35" East 147.33 feet; thence South 89°59'25" West 9.31 feet to the east line of that certain property conveyed to Cary Edward Tratos as recorded in the office of the Tooele County Recorder as Entry No. 93664; thence North 00°14'19" East along said east line 408.22 feet; thence East 7.54 feet to the point of beginning.

Containing 6,439 square feet or 0.148 acres

A portion of Tooele County Tax Parcel No. 01-505-0-0007

TOGETHER WITH:

Beginning at a point on the west line of that certain property conveyed to Cary Edward Tratos as recorded in the office of the Tooele County Recorder as Entry No. 93664, said point lies on the east line of that certain property conveyed to Uintah Land Company LC Et Al as recorded in said office as Entry No. 120457, said point lies South 00°16'05" West along the section line 482.18 feet and West 1,337.50 feet from the East Quarter Corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian (basis of bearing being South 00°16'05" West between the East Quarter Corner and Southeast Corner of Section 35, Township 1 South, Range 4 West, SLB&M), and running thence West 276.03 feet to the west line of said Uintah property and the east line of that certain property conveyed to MKZ Enterprises, L.C. as recorded in said office as Entry No. 535107; thence North 36°14'43" East along said lines 440.47 feet to the north line of said Uintah property and the south line of that certain property conveyed to National Auto/Truckstops Inc., recorded in said office as Entry No. 279199; thence South 89°32'32" East along said lines 15.85 feet to said east line of said Uintah property and said west line of said Tratos property; thence South 00°02'22" West along said lines 355.11 feet to the point of beginning.

Containing 51,842 square feet or 1.190 acres

Total Containing 58,281 square feet or 1.338 acres.

A portion of Tooele County Tax Parcel No. 01-505-0-0036

**AFTER RECORDING, PLEASE RETURN TO:**

Cary Edward Tratos  
4886 Choctaw  
West Valley City, Utah, 84120

**SPECIAL WARRANTY DEED**

A Portion of Tooele County Tax Parcel No. 01-505-0-0003

FOR GOOD AND VALUABLE CONSIDERATION, **SADDLEBACK PASTURES, L.C., a Utah limited liability company** (the "Grantor"), having an address of 925 West 100 North, Suite F, P.O. Box 540478, North Salt Lake, Utah, 84054, hereby CONVEYS AND WARRANTS, against those claiming by, through and under the Grantor and not otherwise, to **CARY EDWARD TRATOS**, having an address of 4886 Choctaw, West Valley City, Utah, 84120 (the "Grantee"), all of the Grantor's right, title and interest in and to that certain tract of land located in Tooele County, State of Utah, as more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof

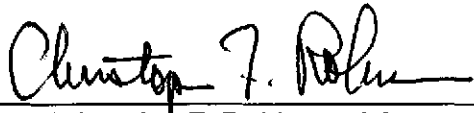
SUBJECT TO all restrictions, reservations, easements and other matters of record and taxes for the current year and thereafter.

TO HAVE AND TO HOLD the same, together with all tenements, hereditaments, and appurtenances thereunto belonging, unto the Grantee, and its successors and assigns, forever.

DATED as of this 6<sup>th</sup> day of February, 2024.

GRANTOR:

SADDLEBACK PASTURES, L.C.,  
A Utah limited liability company

By:   
Christopher F. Robinson, Manager

STATE OF UTAH )  
 )  
 ) :SS.  
 )  
COUNTY OF Davis )



The foregoing instrument was signed before me this 6 day of February, 2024, by Christopher F. Robinson, the Manager of SADDLEBACK PASTURES, L.C., a Utah limited liability company.

Carly Christensen  
NOTARY PUBLIC  
Residing at: Davis

My Commission Expires:  
April 6, 2026



**EXHIBIT "A"**  
**TO**  
**SPECIAL WARRANTY DEED**

A parcel of land located in the Southeast Quarter of Section 35, Township 1 South Range 4 West, Salt Lake Base and Meridian, to be used for the right-of-way of the extension of Pheasant Lane, and being more particularly described as follows:

Beginning at the southeast corner of that certain property conveyed to Kennecott Utah Copper Corporation (KUCC), recorded in the office of the Tooele County Recorder as Entry No. 47580, said point also being the southwest corner of that certain property conveyed to Joel Garcia as recorded in said office as Entry No. 496154, said point being on the north line of that certain property conveyed to Uintah Land Company LC et al as recorded in said office as Entry No. 465380, said point lies South  $00^{\circ}16'05''$  West along the section line 128.10 feet and West 832.43 feet from the East Quarter Corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian (basis of bearing being South  $00^{\circ}16'05''$  West between the East Quarter corner and the Southeast Corner of Section 35, T1S, R4W, SLB&M); and running thence North  $89^{\circ}43'55''$  West 281.62 feet along the south line of said KUCC property, along said north line of said Uintah property, and along the north line of that certain property conveyed to Cary Tratos as recorded in said office as Entry No. 93664; thence northeasterly along the arc of a 60.00 foot radius non-tangent curve to the right, the center of which bears South  $59^{\circ}27'08''$  East, through a central angle of  $59^{\circ}27'08''$  a distance of 62.26 feet (chord bearing N  $60^{\circ}16'26''$  E, chord length 59.50'); thence East 230.15 feet to the east line of said KUCC property and the west line of said Garcia property; thence South  $00^{\circ}23'17''$  West along said lines 30.82 feet to the point of beginning.

Containing 8,053 square feet or 0.185 acres.

A portion of APN 01-505-0-0003