



W3248387

When recorded, return to:

Patriot Rail

Attn: Real Estate

10752 Deerwood Park Blvd. Suite 300
Jacksonville, Florida 32256

E# 3248387 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
01-Aug-22 0340 PM FEE \$40.00 DEP SLV
REC FOR: METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

Parcel Nos.: 15-097-0007, 15-098-0001, 15-098-0002, 14-010-0015

MNT# 92327

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, THE SCOLAR COMPANY, a Nebraska corporation ("Grantor"), hereby conveys and warrants against only those claiming by, through or under it (and no others), to UTAH CENTRAL RAILWAY COMPANY, LLC, a Delaware limited liability company, whose address is 10752 Deerwood Park Boulevard, Suite 300, Jacksonville, Florida 32256 ("Grantee"), all right, title and interest in and to the real property located in Weber County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO all real property taxes and assessments not yet due and payable, all easements, restrictions and other matters of record or discernable from a visual inspection or survey of such real property, and zoning and building laws and subdivision ordinances and regulations in effect thereon.

THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL COVENANT, DATED AS OF DECEMBER 12, 2013, RECORDED WITH THE WEBER COUNTY RECORDER ON DECEMBER 12, 2013, AS ENTRY NO. 2668042, AMENDED AS OF MARCH 20, 2018, RECORDED WITH THE WEBER COUNTY RECORDER ON APRIL 5, 2018, AS ENTRY NO. 2913731, AND CONTAINS ACTIVITY AND USE LIMITATIONS SET FORTH IN THE ENVIRONMENTAL COVENANT.

[Signature and acknowledgment are on the following page.]

EXHIBIT A

Legal Description

That certain real property located in Weber County, Utah, specifically described as follows:

Parcel 1:

Part of Lot 8 in the Northeast Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast Corner of said Lot 8 and running thence South 0°04' West along the East Section line 256.87 feet to the limits line of Ogden City, thence North 89°36' West 238.80 feet to the Easterly right-of-way line of O.S.L.R.R. Co., thence North 43°08' East 349.70 feet to the point of beginning.

Less and excepting that portion of land lying within 1100 West Street.

Parcel 2:

All of Lot 7 and a part of Lot 8 in the Northeast Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; and being more particular described as follows:

Beginning at the Southeast Corner of said Lot 7, and running thence North 89°36' West 1155.4 feet to the Southwest Corner of said Lot 7, thence North 43°08' East along the Easterly right-of-way line of the O.S.L.R.R. Co., 1341.20 feet, thence South 89°36' East along the limits line of Ogden City 238.80 feet, thence South 0°04' West along the East Section line 985.33 feet to the point of beginning.

Less and excepting that portion of land lying within 1100 West Street

Parcel 3:

The North 10 rods of Lot 6 in Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

Less and Excepting that portion of land lying within 1100 West Street.

Also described by survey as:

All of Lot 7 and a part of Lot 8 in the Northeast Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey; and being more particularly described as follows:

Beginning at the Southeast Corner of said Lot 7, and running thence North 89°36' West 1155.4 feet to the Southwest Corner of said Lot 7, thence North 43°08' East along the Easterly right-of-way line of the O.S.L.R.R. Co., 1341.20 feet, thence South 89°36' East along limits line of Ogden City 238.80 feet, thence South 0°04' West along the East Section line 985.33 feet to the point of beginning.

Part of Lot 8 in the Northeast Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast Corner of said Lot 8 and running thence South 0°04' West along the Section line 256.87 feet to the limits of Ogden City, thence North 89°36' West along the Easterly right-of-way line of the O.S.L.R.R. Co., thence North 43°08' East 349.70 feet to the point of beginning.

Thence North 10 rods of Lot 6 in Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.

Also described as follows:

Located in the Northeast Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian.

Beginning at a point on the East Section line of said Section 36, said point being South $00^{\circ}22'18''$ West 408.01 feet along the Section line from the Northeast Corner of said Section 36; thence as follows: South $00^{\circ}22'18''$ West 1396.93 feet along the East Section line of Section 36 (Section line also being the centerline of 1100 West Street) to an extension of a fence line; thence North $89^{\circ}25'47''$ West 1301.28 feet to the East right-of-way line of the O.S.L.R.R. Co.; thence North $43^{\circ}26'02''$ East 1905.82 feet along said right of way to the point of beginning.

Parcel 4:

Tract of land located in the Northeast Quarter of Section 30, Township 6 North, Range 1 West, Salt Lake Base and Meridian and being more particularly described as follows to wit:

Beginning at a point 644.77 feet North $89^{\circ}42'04''$ East along the Quarter Section line and North 896.07 feet from center of Section 30, Township 6 North, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing North $89^{\circ}42'04''$ East from said corner to the East Quarter Corner of said Section 30), thence as follows: North $00^{\circ}20'08''$ East 61.94 feet to a chain link fence line; thence North $76^{\circ}52'13''$ East 70.10 feet along said fence line; thence North $18^{\circ}29'54''$ West 86.42 feet along said fence line to the South right of way line of 21st Street; thence North $71^{\circ}59'53''$ East 343.07 feet along said South right of way (Deed North $71^{\circ}37'10''$ East), thence North $64^{\circ}18'48''$ East 194.67 feet along said South right of way, (Deed North $63^{\circ}56'05''$ East); thence North $70^{\circ}52'44''$ East 400.73 feet along said South right of way, (Deed North $70^{\circ}30'01''$ East); thence North $76^{\circ}35'35''$ East 218.58 feet along said South right of way (Deed North $76^{\circ}12'52''$ East); thence South $00^{\circ}47'40''$ West 201.35 feet, (Deed South $00^{\circ}24'57''$ West 201 feet); thence South $71^{\circ}51'08''$ West 754.05 feet, (Deed South $71^{\circ}28'25''$ West); thence North $18^{\circ}08'52''$ West 38.00 feet, (Deed North $18^{\circ}31'35''$ West); thence South $71^{\circ}51'08''$ West 424.09 feet (Deed South $71^{\circ}28'25''$ West) to the point of beginning, reserving therefrom a thirty-eight (38) foot wide easement for ICC Track No.'s 21A and 21B being 19 feet on each side of the following described centerline, to wit. Beginning at a point North $00^{\circ}24'57''$ East along the Section line 808.95 feet and North $89^{\circ}01'00''$ West 1590.38 feet and North $18^{\circ}31'35''$ West 161.76 feet from the East Quarter of Corner of Section 30, Township 6 North, Range 1 West, Salt Lake Base and Meridian to a point in the centerline of said easement, and the true point of beginning, thence North $71^{\circ}28'25''$ East 650 feet to a point of terminus.