

Ent: 379631 - Pg 1 of 2
Date: 1/16/2013 11:32:00 AM
Fee: \$13.00
Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: First American - Union Heights

After Recording, Return To:
David J. Castleton
Ray Quinney & Nebeker P.C.
36 South State, Suite 1400
Salt Lake City, Utah 84111

Grantee Address:
RBW Investments, LLC
241 N. Vine St. PH-2E
SLC, UT 84103

Parcel I.D. #03-007-0-0033 & 03-007-0-0035

SPECIAL WARRANTY DEED

JRL Holdings #2, LLC., a Utah limited liability company, **Grantor**, of Salt Lake County, Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under it, to **RBW Investments, LLC**, a Utah limited liability company, of 241 N. Vine St. PH-2E, SLC, UT 84103, **Grantee**, for the sum of TEN and no/100 DOLLARS, an undivided twenty percent (20%) interest in the following described real property in Tooele County, State of Utah, to-wit:

See Exhibit A

TOGETHER WITH all improvements, thereto.

SUBJECT TO all liens, encumbrances, easements and rights-of-way and restrictions of record.

WITNESS the signature of said grantor, this 16th day of January, 2013.

JRL Holdings #2, LLC.

By Jesse R. Lassley
Jesse R. Lassley, Manager

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

The foregoing instrument was acknowledged before me this 16 day of January, 2013, by JESSE R. LASSLEY, as Manager of JRL Holdings #2, LLC.

Jennifer Ghira
Notary Public
Residing at Salt Lake, Utah

My Commission Expires:
1/23/17

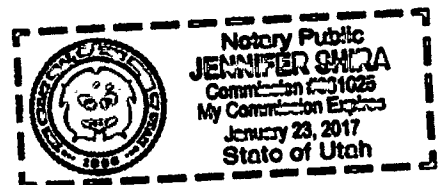


EXHIBIT A

03-007-0-0033

BEING A PORTION OF A TOOELE COUNTY RIGHT OF WAY RECORDED AS ENTRY NO. 278669, TOOELE COUNTY RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, COUNTY OF TOOELE, STATE OF UTAH, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, SAID CORNER BEARS NORTH $89^{\circ}39'20''$ EAST 9.83 FEET FROM THE TOOELE COUNTY WITNESS MONUMENT FOR SAID NORTHWEST CORNER; THENCE NORTH $89^{\circ}39'20''$ EAST 130.67 FEET ALONG THE NORTH LINE OF SAID SECTION 3 TO THE EAST RIGHT OF WAY OF SR-36; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH $00^{\circ}25'45''$ EAST 1325.30 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY WITH THE SOUTH LINE OF SAID TOOELE COUNTY RIGHT OF WAY; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH $89^{\circ}38'33''$ EAST 6.66 FEET TO THE POINT OF BEGINNING;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, WHOSE RADIAL BEARING IS NORTH $60^{\circ}30'29''$ WEST HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF $61^{\circ}30'16''$ AN ARC DISTANCE OF 53.67 FEET; THENCE SOUTH $89^{\circ}00'14''$ EAST 1062.55 FEET TO SAID SOUTH RIGHT OF WAY; THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH $89^{\circ}38'33''$ WEST 1106.80 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE BEARING OF SOUTH $00^{\circ}25'43''$ EAST BETWEEN THE WEST QUARTER CORNER AND NORTHWEST CORNER OF SAID SECTION 3.

03-007-0-0035

THE SOUTH ONE HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE MERIDIAN; EXCEPTING THEREFROM THAT PORTION DEEDED TO UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED MARCH 12, 2004 AS ENTRY NO. 219836 IN BOOK 929 AT PAGE 246 OF OFFICIAL RECORDS.

AND EXCEPTING THEREFROM THAT PORTION DEEDED TO TOOELE COUNTY BY THAT CERTAIN QUITCLAIM DEED RECORDED AUGUST 26, 2010 AS ENTRY NO. 346111 OF OFFICIAL RECORDS.