

*When recorded mail to (Tax Mailing Address):*

Grantee  
7720 North UT-36  
Lake Point, UT 84074  
MTC File No. 310039

## WARRANTY DEED

Sandra Moore, as Successor Trustee of the J.J. and R.E. Moore Family Trust, dated December 8, 1999, GRANTOR(S), for good and valuable consideration, hereby convey(s) and warrant(s) to

Lake Point Capital, LLC, a Utah limited liability company,

as GRANTEE(S), the following real property located in Tooele County, State of Utah, described as:

Parcel 1: [05-021-0-0021]

Beginning at a point North 0°08'00" West 184.89 feet from an iron pin which has been in its current location for more than twenty years and assumed by many property owners and surveyors to be the Southeast corner of the Southwest quarter of the Southeast quarter of Section 3, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and said point of beginning is also located North 10°30'39" West 113.34 feet from the Southeast corner of the Southwest quarter of the Southeast quarter of Section 3, Township 2 South, Range 4 West, Salt Lake Base and Meridian according to the Section corners that were set by the Tooele County Surveyor for the South quarter corner and the Southeast corner of said Section 3 in 1983. The Southeast corner of said Section 3 is located South 89°44'17" East 1315.375 feet from said Southeast corner of the Southwest quarter of the Southeast quarter of said Section 3 and the South quarter corner is located North 89°44'17" West 1315.375 feet from said Southeast corner of the Southwest quarter of the Southeast quarter of said Section 3, and running thence North 84°14'52" West and along the North right of way of the new proposed highway 247.89 feet to a point on a curve to the right, the radius point of which is North 20°42'13" East 780.21 feet; thence Northwesterly along the arc of said curve and right of way line and through a delta angle of 13°29'42", 183.764 feet to a point of tangency; thence North 55°48'05" West along said right of way line 39.79 feet to an old fence line; thence North 33°47'01" East along said old fence line 207.13 feet to a fence carrier; thence North 55°57'53" West along an old fence line 207.59 feet to a fence corner and on the East right of way line of State Road 36; thence North 34°12'47" East along the East right of way fence line of said State Road 36, 504.79 feet to a fence corner; thence South 61°18'12" East along an old fence line 251.29 feet to a fence corner; thence South 0°24'42" West along an old fence line, 716.86 feet to the point of beginning.

Parcel 2: [05-021-0-0020]

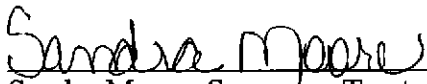
Beginning at a point where the North right of way line of the new proposed highway intersects the fence line on the East right of way of State Road 36, said point of beginning being North 0°08'00" West 184.89 feet and North 84°14'52" West 738.18 feet and North 34°12'47" East 211.90 feet from on iron pin which has been in its current location for more than twenty years and assumed by many property owners and surveyors to be the Southeast corner of the Southwest quarter of the Southeast quarter of Section 3, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and said point of beginning is also located North 10°30'39" West 113.34 feet and North 84°14'52" West 738.13 feet and North 34°12'47" East 211.90 feet from the Southeast corner of the Southwest quarter of the Southeast quarter of Section 3, Township 2 South, Range 4 West, Salt Lake Base and Meridian according to the Section corners that were set by the Tooele County Surveyor for the South quarter corner and the Southeast corner of said Section 3 in 1983. The Southeast corner of said Section 3 is located South 89°44'17" East 1315.375 feet from said Southeast corner of the Southwest quarter of the Southeast quarter of said Section 3 and the South quarter corner is located North 89°44'17" West 1315.375 feet from said Southeast corner of the Southwest quarter of the Southeast quarter of said Section 3, and running thence North 34°12'47" East along said East right of way fence line 206.53 feet to a fence corner; thence South 55°57'53" East along an old fence line 207.59 feet to a fence corner; thence South 33°47'01" West along an old fence line 207.13 feet to the North right of way line of the new proposed highway; thence North 55°48'05" West along said North right of way line 209.14 feet to the point of beginning.

Tax Parcel No. 05-021-0-0020, 05-021-0-0021

Subject to general property taxes for the current year and thereafter.  
Subject to easements, conditions, covenants, restrictions and reservations of record.

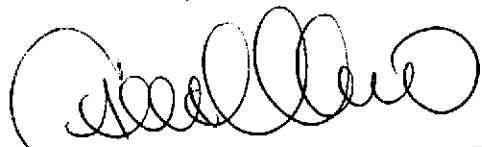
In witness whereof, the grantors have executed this instrument this 23 day of November, 2021.

The J.J. and R.E. Moore Family Trust, dated December 8, 1999

  
Sandra Moore, Successor Trustee

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

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of November, 2021, by Sandra Moore, Successor Trustee of the J.J. and R.E. Moore Family Trust, dated December 8, 1999 .

  
\_\_\_\_\_  
Notary Public

