

After Recording Return To:
Mail Tax Notice To:
Superior Land & Gravel, LLC
783 Deer Hollow Road
Tooele, UT 84074

Parcel ID: 06-017-B-0037 (Part of)

Warranty Deed

Know to all that Willow Springs, LLC, a Utah Limited Liability Company (henceforth referred to as "Grantor") of 783 Deer Hollow Road, Tooele, UT 84074 for the sum of Ten Dollars and other valuable consideration paid, grant to Superior Land & Gravel, LLC (henceforth referred to as "Grantee") of 783 Deer Hollow Road, Tooele, UT 84074, with WARRANTY COVENANTS:

The purpose of this deed is to split the property ^{RA}

OLD LEGAL:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°28'26" EAST ALONG THE WEST LINE OF SECTION 12, A DISTANCE OF 2,232.85 FEET TO THE CENTERLINE OF A EXISTING DIRT ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES; 1) NORTH 89°28'05" EAST, A DISTANCE OF 477.29 FEET; 2) THENCE SOUTH 45°47'57" EAST, A DISTANCE OF 556.30 FEET; THENCE SOUTH 00°00'39" EAST, A DISTANCE OF 1,849.15 FEET TO THE SOUTH LINE OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°59'11" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1,754.50 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE ALONG THE CENTERLINE OF AN EXISTING DIRT ROAD THE FOLLOWING TWO (2) COURSES; 1) SOUTH 24°20'44" EAST, A DISTANCE OF 307.67 FEET; 2) THENCE SOUTH 50°32'29" EAST, A DISTANCE OF 126.07 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BAUER ROAD (ENTRY NO. 357038); THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) THENCE SOUTH 39°27'31" WEST, A DISTANCE OF 84.08 FEET TO A POINT ON A CURVE; 2) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 11,499.16 FEET, A DISTANCE OF 135.11 FEET (CHORD: SOUTH 39°07'19" WEST 135.11 FEET); 3) THENCE SOUTH 38°47'07" WEST, A DISTANCE OF 767.68 FEET TO A POINT ON A CURVE; 4) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 994.93 FEET, A DISTANCE OF 275.65 FEET (CHORD: SOUTH 30°50'53" WEST 274.77 FEET); THENCE SOUTH 59°50'36" WEST, A DISTANCE OF 77.36 FEET; THENCE SOUTH 52°47'41" WEST, A DISTANCE OF 366.00 FEET; THENCE SOUTH 44°43'09" WEST, A DISTANCE OF 132.38 FEET; THENCE SOUTH 40°40'45" WEST, A DISTANCE OF 158.07 FEET; THENCE NORTH 00°00'39" WEST, A DISTANCE OF 328.36 FEET; THENCE SOUTH 89°59'21" WEST, A DISTANCE OF 663.30 FEET; THENCE NORTH 00°00'39" WEST, A DISTANCE OF 671.64 FEET; THENCE SOUTH 89°59'21" WEST, A

DISTANCE OF 891.60 FEET TO THE WEST LINE OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°14'12" WEST ALONG SAID WEST LINE OF SECTION 13, A DISTANCE OF 838.27 FEET TO THE NORTHWEST CORNER OF SAID SECTION 13 AND THE POINT OF BEGINNING.

SEE PROPOSED 100 ACRE PARCEL

Subject to easements, covenants conditions, restrictions and right of way appearing of record enforceable in law and equity. Along with county taxes and assessments not delinquent.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 30th day of August, 2022.

Willow Springs, LLC, a Utah Limited Liability Company

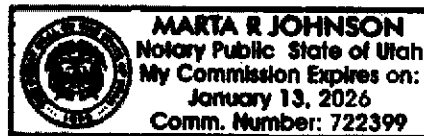
By: *Randall K. Hunt*
Randall K. Hunt, Manager

STATE OF UTAH
COUNTY OF TOOELE

On this 30th day of August, 2022, before me *Marta R Johnson*, a notary public, personally appeared **Randall K. Hunt, Manager of Willow Springs, LLC, a Utah Limited Liability Company**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Marta R Johnson
Notary Public



PROPOSED 100 ACRE PARCEL

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, NORTH 00°13'45" WEST, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°13'45" WEST, A DISTANCE OF 858.06 FEET; THENCE NORTH 89°52'28" EAST, A DISTANCE OF 3,506.37 FEET; THENCE SOUTH 04°46'50" WEST, A DISTANCE OF 638.61 FEET; THENCE SOUTH 64°28'12" WEST, A DISTANCE OF 2,444.88 FEET; THENCE SOUTH 44°12'03" WEST, A DISTANCE OF 270.00 FEET TO A POINT 30 FEET NORTHEAST AND PERPENDICULAR TO THE CENTERLINE OF AN EXISTING DIRT ROAD; THENCE PARALLEL TO SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 45°47'57" WEST, A DISTANCE OF 781.00 FEET; 2) THENCE NORTH 46°18'01" WEST, A DISTANCE OF 685.24 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF PREVIOUSLY SAID SECTION 12 AND THE POINT OF BEGINNING.

CONTAINS: 4,356,004 SQUARE FEET OR 100.00 ACRES +/-