

E 173241 B 723 P 271
Date 5-DEC-2001 4:35pm
Fee: 71.00 Check
CALLEEN PESHELL, Recorder
Filed By RGL
For ASSOCIATED TITLE COMPANY
TOOELE COUNTY CORPORATION

Mail Tax Notice to:
Uintah Land Company, L.C., et al
139 East South Temple, Suite 310
Salt Lake City, Utah 84111

ATC File No. D212601

SPECIAL WARRANTY DEED

SKULL VALLEY COMPANY, LTD, a Utah limited partnership, which aquired title as SKULL VALLEY COMPANY, a Utah limited partnership, Grantor, hereby CONVEYS AND WARRANTS against all claiming by, under or through it to SKULL VALLEY COMPANY, LTD, a Utah limited partnership, as to an undivided 28.65% interest, UINTAH LAND COMPANY, L.C., a Utah limited liability company, as to an undivided 58.13% interest, BEAVER CREEK INVESTMENTS, L.C., a Utah limited liability company, as to an undivided 8.50% interest, and ARIMO CORPORATION, an Idaho corporation, as to an undivided 4.72% interest, Grantee, whose address is 139 East South Temple, Suite 310, Salt Lake City, Utah 84111, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Tooele County, State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.

EXCLUDING HEREFROM AND RESERVING UNTO THE GRANTOR ANY AND ALL
WATER RIGHTS WHICH MAY BE APPURTENANT TO THE PROPERTY DESCRIBED IN
EXHIBIT "A".

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, CURRENTLY OF
RECORD AND GENERAL PROPERTY TAXES FOR THE YEAR 2001 AND THEREAFTER.

WITNESS the hand of said Grantor, this 7th day of November, 2001.

***SKULL VALLEY COMPANY, LTD, a Utah
limited partnership***

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

By: _____

PAUL L. FREED, Manager

COURTESY RECORDING

This document is being recorded solely as a
courtesy and an accommodation to the parties
named herein. Associated Title Company hereby
expressly disclaims any responsibility or liability for
the accuracy or the content thereof.

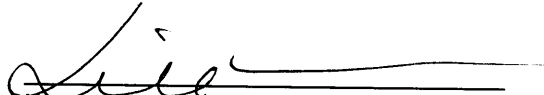
***ROBINSON SVCGP, L.C., a Utah limited
liability company, as General Partner***

By: _____

CHRISTOPHER F. ROBINSON, Manager

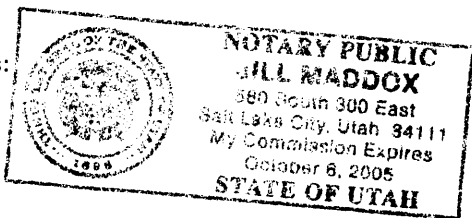
STATE OF UTAH)
) :SS
County of Salt Lake)

The foregoing instrument was acknowledged before me this 7 day of November, 2001, by **PAUL L. FREED, Manager of FREED SVCGP, L.C., a Utah limited liability company, as General Partner of SKULL VALLEY COMPANY, LTD, a Utah limited partnership**


Notary Public

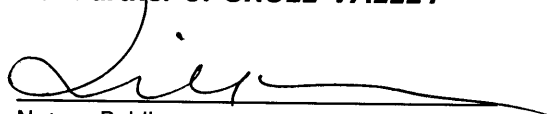
Residing in: Salt Lake

My Commission Expires:
10-6-2005



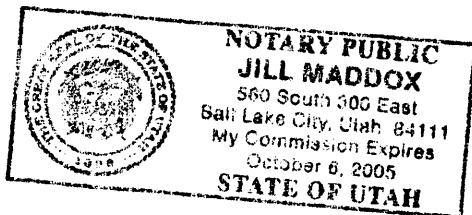
STATE OF UTAH)
) :SS
County of Salt Lake)

The foregoing instrument was acknowledged before me this 7 day of November, 2001, by **CHRISTOPHER F. ROBINSON, Manager of ROBINSON SVCGP, L.C., a Utah limited liability company, as General Partner of SKULL VALLEY COMPANY, LTD, a Utah limited partnership**


Notary Public

Residing in: Salt Lake

My Commission Expires:
10-6-2005



D212601 (SVC)

EXHIBIT "A"
PROPERTY DESCRIPTION

That certain parcel of real property situated in Tooele County, State of Utah and more particularly described as follows:

PARCEL 1: (Tax Parcel No. 4-65-11)

The Southwest of the Southwest quarter of Section 25, Township 1 South, Range 4 West, Salt Lake Base and Meridian.

✓ LESS AND EXCEPTING THEREFROM that portion conveyed to THE OREGON SHORT LINE RAILROAD COMPANY, a corporation, by that certain Bargain & Sale Deed, dated April 16, 1902, recorded May 29, 1902, in Book ZZ, at Page 104, Tooele County Recorder's Office, and being more particularly described as follows:

A strip of land 150 feet wide, being 75 feet in width on each side of the center line of the Oregon Short Line Railroad as surveyed and staked out across the Southwest quarter of the Southwest quarter of Section 25, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and more fully described as follows, to-wit:

COMMENCING at a point on the North line of said Southwest quarter of the Southwest quarter of said Section 25, 593 feet East of the Northwest corner thereof, said point being 75 feet Westerly perpendicular to the center line of said Oregon Short Line Railroad; thence South $13^{\circ}16'$ East 75 feet from and parallel with said center line a distance of 1361 feet to the South line of said section and 908 feet East of the Southwest corner thereof; thence East on said line 154 feet to a point 75 feet Easterly perpendicular to said center line; thence North $13^{\circ}16'$ West 75 feet from and parallel with said center line 1361 feet to the North line of said Southwest quarter of the Southwest quarter; thence West on said North line 154 feet to place of BEGINNING.

✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to HARDY SALT COMPANY, a Missouri corporation, by that certain Quit Claim Deed, dated June 26, 1968, recorded September 20, 1968, as Entry No. 284888, in Book 82, at Page 316, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point located North 630.92 feet, West 127.23 feet, and South 70° East 385 feet from the Southwest corner of Section 25, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence North 20° East 25 feet; thence South 70° East 30 feet; thence South 20° West 40 feet; thence North 70° West 30 feet; thence North 20° East 15 feet to the point of BEGINNING.

✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to MOUNTAIN FUEL SUPPLY COMPANY, by that certain Warranty Deed, dated October 28, 1969, recorded November 14, 1969, as Entry No.

288714, in Book 90, at Page 587, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point North 603.58 feet and East 597.86 feet from the Southwest corner of Section 25, Township 1 South, Range 4 West, Salt Lake Base and Meridian; and running thence North $52^{\circ}22'$ East 30.0 feet; thence South $14^{\circ}38'$ East 16.30 feet; thence South $52^{\circ}22'$ West 30.0 feet; thence North $14^{\circ}38'$ West 16.30 feet to the point of BEGINNING.

- ✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to RONALD H. JACOBSEN and CAROL ANN JACOBSEN, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, by that certain Warranty Deed, dated August 25, 1978, recorded August 28, 1978, as Entry No. 326318, in Book 163, at Page 537, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point on the Easterly side of Highway 40-50 at a point 630.90 feet North and 127.23 feet West from the section corner common to Sections 25, 26, 35 and 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; and running thence South 70° East 270 feet; thence South 20° West 150 feet; thence North 70° West 257.8 feet to the Easterly line of said Highway 40-50; thence along the arc of a curve to the left having a radius of 1960.1 feet, a distance of 85.5 feet; thence following the Easterly line of said Highway 40-50 North $14^{\circ}33'$ East 65.19 feet to the point of BEGINNING.

- ✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to KENNECOTT COPPER CORPORATION, a corporation organized and existing under the laws of the State of New York and duly qualified to do business in the State of Utah, by that certain Quitclaim Deed, dated December 21, 1977, recorded September 29, 1978, as Entry No. 327106, in Book 165, at Page 364, Tooele County Recorder's Office, and being more particularly described as follows:

The following 10 foot strip of land located in Sections 25 and 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian:

The East 10 feet of the Southwest quarter of the Southwest quarter of Section 25 and that portion of the North 10 feet of Section 36 in the West half of the Northeast quarter of the Northwest quarter and extending 10 feet West into the Northwest quarter of the Northwest quarter.

- ✓ ALSO LESS AND EXCEPTING THEREFROM that portion of the Southwest quarter of the Southwest quarter of said Section 25 lying North and West of the Easterly right of way line of U.S. Highway 40-50.
- ✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT,

October 4, 2001, as Entry No. 170014, in Book 707, at Page 811,
Tooele County Recorder's Office.

PARCEL 2: (Tax Parcel No. 4-66-5)

- ✓ BEGINNING on the East line of Section 26, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence 607.02 feet North from the Southeast corner of section; thence North 75° West 103.10 feet; thence North $14^{\circ}28'$ East 398.64 feet; thence South 412.68 feet, more or less, to the point of BEGINNING.

PARCEL 3: (Tax Parcel No. 4-66-5)

- ✓ COMMENCING at the Southeast corner of Section 26, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence North 420 feet, more or less; thence North 70° West 220 feet, more or less; thence Southwest on curve along Highway 40-50 560 feet, more or less; thence East 460 feet, more or less, to BEGINNING.

PARCEL 5: (Tax Parcel No. 4-70-27)

- ✓ BEGINNING at the Northeast corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and running thence South 826.3 feet, more or less, to Blackwelder property; thence West 960 feet, more or less, to the East line of a highway; thence Northeasterly along the East line of said highway 1000.0 feet, more or less, to the North line of said Section 35; thence East along said North line 400 feet, more or less, to the point of BEGINNING.

PARCEL 6: (Tax Parcel No. 4-70-26)

- ✓ BEGINNING 2 chains South from the Northeast corner of the Southeast quarter of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and running thence West 11.50 chains; thence South 10.70 chains; thence East 3.94 chains; thence South 27.30 chains; thence East 7.56 chains; thence North 38 chains to the place of BEGINNING.
- ✓ LESS AND EXCEPTING THEREFROM that portion conveyed to SADDLEBACK PARTNERS, L.C., a Utah limited liability company, by that certain Quit Claim Deed, dated May 15, 2000, recorded May 22, 2000, as Entry No. 147899, in Book 622, at Page 794, Tooele County Recorder's Office.

PARCEL 7: (Tax Parcel No. 4-71-9)

- ✓ The North 825.0 feet of the Northwest quarter of the Northwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian.
- ✓ LESS AND EXCEPTING THEREFROM that portion conveyed to THE OREGON SHORT LINE RAILROAD COMPANY, a corporation, by that certain Bargain & Sale Deed, dated April 16, 1902, recorded May 29,

1902, in Book ZZ, at Page 104, Tooele County Recorder's Office, and being more particularly described as follows:

A strip of land 150 feet wide, being 75 feet in width on each side of the center line of the Oregon Short Line Railroad as surveyed and staked out across the North 5/8 of the Northwest quarter of the Northwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and more fully described as follows, to-wit:

COMMENCING at a point on the North line of said Section 36 908 feet East of the Northwest corner thereof, said point being 75 feet Westerly perpendicular to the center line of said Oregon Short Line Railroad; thence South $13^{\circ}16'$ East 75 feet from and parallel with said center line a distance of 849 feet to the South line of said North 5/8 of said Northwest quarter of the Northwest quarter and 1103 feet East of the Southwest corner thereof; thence East on said South line 154 feet to a point 75 feet Easterly perpendicular to said center line; thence North $13^{\circ}16'$ West 75 feet from and parallel with said center line 849 feet to the North line of said section; thence West on said section line 154 feet to place of BEGINNING.

- ✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to KENNECOTT COPPER CORPORATION, a corporation organized and existing under the laws of the State of New York and duly qualified to do business in the State of Utah, by that certain Quitclaim Deed, dated December 21, 1977, recorded September 29, 1978, as Entry No. 327106, in Book 165, at Page 364, Tooele County Recorder's Office, and being more particularly described as follows:

The following 10 foot strip of land located in Sections 25 and 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian:

The East 10 feet of the Southwest quarter of the Southwest quarter of Section 25 and that portion of the North 10 feet of Section 36 in the West half of the Northeast quarter of the Northwest quarter and extending 10 feet West into the Northwest quarter of the Northwest quarter.

- ✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT, by that certain Warranty Deed, dated September 27, 2001, recorded October 4, 2001, as Entry No. 170014, in Book 707, at Page 811, Tooele County Recorder's Office.

PARCEL 8: (Tax Parcel No. 4-71-9)

- ✓ BEGINNING 12.52 chains South from the Northwest corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and running thence East 11.85 chains; thence South 4.88 chains; thence West 7.25 chains; thence South 3.54 chains; thence West

3.75 chains; thence North 4° West 8.50 chains to the place of BEGINNING.

PARCEL 9: (Tax Parcel No. 4-71-10)

✓ BEGINNING 8.30 chains North from the Southwest corner of the Northwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian, and running thence East 2.50 chains; thence South 5.66 chains; thence East 3.16 chains; thence South 2.64 chains; thence East 8.21 chains; thence North $3^{\circ}17'$ West 545.3 feet; thence North 87° East 396 feet; thence North 12 chains; thence West 20 chains; thence South 10.70 chains to the place of BEGINNING.

✓ LESS AND EXCEPTING THEREFROM that portion conveyed to OREGON SHORT LINE RAILROAD COMPANY, by that certain Patent, dated September 20, 1902, recorded September 14, 1914, as Entry No. 146541, in Book 3-J of Deeds, at Page 186, Tooele County Recorder's Office, and being more particularly described as follows:

The right of way of said OREGON SHORT LINE RAILROAD COMPANY through and across the Southeast quarter of the Northwest quarter and the East half of the Southwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; said right of way consisting of a strip of land 200 feet in width, being 100 feet wide on each side of the center line of said right of way, and said center line being more fully described as follows, to-wit:

BEGINNING on the South line of said Section 36 778 feet West of the Southeast corner of the Southwest quarter of said Section 36, and running thence North $2^{\circ}11'$ West 1248.20 feet; thence on a $1^{\circ}30'$ curve to the left 738.90 feet, consuming an angle of $11^{\circ}5'$; thence North $13^{\circ}16'$ West 1900 feet, more or less, to the West line of the Southeast quarter of the Northwest quarter of said Section 36, and said right of way being a part of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian.

✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to ARTHUR HOGAN, by that certain Warranty Deed, dated September 03, 1922, recorded May 28, 1923, as Entry No. 169930, in Book 3M, at Page 575, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point North $89^{\circ}41'$ East 916.0 feet from the West quarter corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence North $3^{\circ}17'$ West 545.3 feet; thence North $87^{\circ}0'$ East 468.4 feet; thence South $13^{\circ}0'$ East 691.0 feet; thence West 587.0 feet; thence North $3^{\circ}17'$ West 102.6 feet to BEGINNING.

PARCEL 10: (Tax Parcel No. 4-71-12)

- ✓ BEGINNING at the Southeast corner of the West half of the Southwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; and running thence West 20 chains; thence North 38 chains; thence East 5.66 chains, more or less, to the Southeast corner of Lewis Yates, et al. property; thence North 2 chains along said Yates East line; thence East 14.34 chains, more or less, to the Northeast corner of the West half of the Southwest quarter of said Section 36; thence South 39.67 chains, more or less, to the place of BEGINNING.
- ✓ LESS AND EXCEPTING THEREFROM that portion conveyed to ARTHUR HOGAN, by that certain Warranty Deed, dated September 03, 1922, recorded May 28, 1923, as Entry No. 169930, in Book 3M, at Page 575, Tooele County Recorder's Office, and being more particularly described as follows:
- BEGINNING at a point North 89°41' East 916.0 feet from the West quarter corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence North 3°17' West 545.3 feet; thence North 87°0' East 468.4 feet; thence South 13°0' East 691.0 feet; thence West 587.0 feet; thence North 3°17' West 102.6 feet to BEGINNING.
- ✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to ARTHUR G. HOGAN, by that certain Quit Claim Deed, dated April 30, 1951, recorded June 25, 1953, as Entry No. 234387, in Book 4F, at Page 59, Tooele County Recorder's Office, and being more particularly described as follows:
- BEGINNING at a point South 83°58' East 926.4 feet from the West quarter corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence East 587 feet; thence South 13°0' East 361.4 feet; thence West 648.1 feet; thence North 3°17' West 352.7 feet to the point of BEGINNING.
- ✓ ALSO LESS AND EXCEPTING THEREFROM the following described parcel:
- COMMENCING at a point with X chiseled thereon 6.25 chains West of a stone with X chiseled thereon which is 10.42 chains South of the Northeast corner of the West half of the Southwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; extending thence North 3.69 chains; thence West 3.20 chains to irrigating canal; thence South 25°02' West 3.94 chains along said canal; thence East 4.54 chains to COMMENCEMENT.
- ✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to SADDLEBACK PARTNERS, L.C., a Utah limited liability company, by that certain Quit Claim Deed, dated May 15, 2000, recorded May 22, 2000, as Entry No. 147899, in Book 622, at Page 794, Tooele County Recorder's Office.

PARCEL 12: (Tax Parcel No. 4-71-14)

✓ BEGINNING at the Northwest corner of the Southeast quarter of the Northwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; and running thence South 12 chains; thence North 87° East 72.4 feet; thence South 13° East 691 feet; thence West 198 feet; thence South 38 chains; thence East 20 chains; thence North 60 chains; thence West 20 chains to the place of BEGINNING.

✓ LESS AND EXCEPTING THEREFROM that portion conveyed to OREGON SHORT LINE RAILROAD COMPANY, and to its successors and assigns forever, by that certain Patent, dated September 20, 1902, recorded September 14, 1914, as Entry No. 146541, in Book 3-J of Deeds, at Page 186, Tooele County Recorder's Office, and being more particularly described as follows:

The right of way of said OREGON SHORT LINE RAILROAD COMPANY through and across the Southeast quarter of the Northwest quarter and the East half of the Southwest quarter of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; said right of way consisting of a strip of land 200 feet in width, being 100 feet wide on each side of the center line of said right of way, and said center line being more fully described as follows, to-wit:

BEGINNING on the South line of said Section 36 778 feet West of the Southeast corner of the Southwest quarter of said Section 36, and running thence North $2^{\circ}11'$ West 1248.20 feet; thence on a $1^{\circ}30'$ curve to the left 738.90 feet, consuming an angle of $11^{\circ}5'$; thence North $13^{\circ}16'$ West 1900 feet, more or less, to the West line of the Southeast quarter of the Northwest quarter of said Section 36, and said right of way being a part of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian.

✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to ARTHUR HOGAN, by that certain Warranty Deed, dated September 03, 1922, recorded May 28, 1923, as Entry No. 169930, in Book 3M, at Page 575, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point North $89^{\circ}41'$ East 916.0 feet from the West quarter corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian; thence North $3^{\circ}17'$ West 545.3 feet; thence North $87^{\circ}0'$ East 468.4 feet; thence South $13^{\circ}0'$ East 691.0 feet; thence West 587.0 feet; thence North $3^{\circ}17'$ West 102.6 feet to BEGINNING.

✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to ARTHUR G. HOGAN, by that certain Quit Claim Deed, dated April 30, 1951, recorded June 25, 1953, as Entry No. 234387, in Book 4F, at Page 59, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point South $83^{\circ}58'$ East 926.4 feet from the West quarter corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian;

thence East 587 feet; thence South 13°0' East 361.4 feet; thence West 648.1 feet; thence North 3°17' West 352.7 feet to the point of BEGINNING.

- ✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT, by that certain Warranty Deed, dated September 27, 2001, recorded October 4, 2001, as Entry No. 170014, in Book 707, at Page 811, Tooele County Recorder's Office.

PARCEL 14: (Tax Parcel No. 5-16-4, 5-16-11)

Lots 3, and 4; the Southwest quarter of the Northwest quarter and the Southeast quarter of the Northwest quarter of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

- ✓ LESS AND EXCEPTING THEREFROM that portion conveyed to THE OREGON SHORT LINE RAILROAD COMPANY, a corporation, by that certain Warranty Deed, dated March 13, 1902, recorded March 22, 1902, in Book 22, at Page 11, Tooele County Recorder's Office, and being more particularly described as follows:

A strip of land 100 feet in width, of which the center line is the center of the railroad line of the said Railroad Company where the same is now located and staked over and across the Northwest quarter of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

- ✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to RICHARD W. TRACY and ELIZABETH MAY TRACY, his wife, as joint tenants with full rights of survivorship, and not as tenants in common, by that certain Warranty Deed, dated September 23, 1950, recorded October 06, 1950, as Entry No. 228298, in Book 4D, at Page 491, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest quarter of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence North 28 rods and 2 feet; thence East 33 rods; thence Southwesterly 29 rods and 3 feet along County Road to a point 24 rods East from the starting point; thence West 24 rods, more or less, to BEGINNING.

- ✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to MELVIN A. GRIFFITH and ALINE M. GRIFFITH, his wife, as joint tenants and not as tenants in common, with full right of survivorship, by that certain Warranty Deed, dated June 18, 1951, recorded June 21, 1951, as Entry No. 229576, in Book 4E, at Page 65, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point 6 rods and 12 feet West from the Northeast corner of Northwest quarter of the Northwest quarter of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence South 10 rods; thence West 8 rods; thence North 10 rods; thence East 8 rods to the place of BEGINNING.

✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to SADDLEBACK PARTNERS, L.C., a Utah limited liability company, by that certain Quit Claim Deed, dated May 15, 2000, recorded May 22, 2000, as Entry No. 147899, in Book 622, at Page 794, Tooele County Recorder's Office.

✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT, by that certain Warranty Deed, dated September 27, 2001, recorded October 4, 2001, as Entry No. 170014, in Book 707, at Page 811, Tooele County Recorder's Office.

E 173242 B 723 P 282
Date 5-DEC-2001 4:37pm
Fee: 35.00 Check
CALLEEN PESHELL, Recorder
Filed By RGL
For ASSOCIATED TITLE COMPANY
TOOELE COUNTY CORPORATION
COPIES

Mail Tax Notice to:
Uintah Land Company, L.C., et al
139 East South Temple, Suite 310
Salt Lake City, Utah 84111

ATC File No. D212601

SPECIAL WARRANTY DEED

UINTAH LAND COMPANY, L.C., a Utah limited liability company, as to an undivided 81.47% interest and BEAVER CREEK INVESTMENT, L.C., a Utah limited liability company, as to an undivided 18.53% undivided interest, Grantor, hereby CONVEYS AND WARRANTS against all claiming by, under or through it to SKULL VALLEY COMPANY, LTD, a Utah limited partnership, as to an undivided 28.65% interest, UINTAH LAND COMPANY, L.C., a Utah limited liability company, as to an undivided 58.13% interest, BEAVER CREEK INVESTMENTS, L.C., a Utah limited liability company, as to an undivided 8.50% interest, and ARIMO CORPORATION, an Idaho corporation, as to an undivided 4.72% interest, Grantee, whose address is 139 East South Temple, Suite 310, Salt Lake City, Utah 84111, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Tooele County, State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
HEREOF.

EXCLUDING HEREFROM AND RESERVING UNTO THE GRANTOR ANY AND ALL
WATER RIGHTS WHICH MAY BE APPURTENANT TO THE PROPERTY DESCRIBED IN
EXHIBIT "A".

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, CURRENTLY OF
RECORD AND GENERAL PROPERTY TAXES FOR THE YEAR 2001 AND THEREAFTER.

WITNESS the hand of said Grantor, this 7th day of November, 2001.

**UINTAH LAND COMPANY, L.C., a Utah
limited liability company**

COURTESY RECORDING

This document is being recorded solely as a
courtesy and an accommodation to the parties
named herein. Associated Title Company hereby
expressly disclaims any responsibility or liability for
the accuracy or the content thereof.

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

**BEAVER CREEK INVESTMENT, L.C., a Utah
limited liability company**

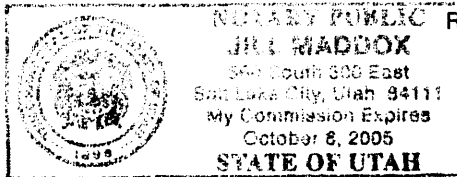
By: Christopher F. Robinson
CHRISTOPHER F. ROBINSON, Manager

STATE OF UTAH)
 :SS
County of Salt Lake)

The foregoing instrument was acknowledged before me this 7 day of November, 2001, by **CHRISTOPHER F. ROBINSON, Manager of UINTAH LAND COMPANY, L.C., a Utah limited liability company.**


Notary Public

My Commission Expires:
10-6-2005



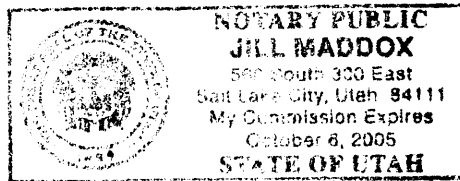
Residing in: Salt Lake

STATE OF UTAH)
 :SS
County of Salt Lake)

The foregoing instrument was acknowledged before me this 7 day of November, 2001, by **CHRISTOPHER F. ROBINSON, Manager of BEAVER CREEK INVESTMENT, L.C., a Utah limited liability company.**


Notary Public

My Commission Expires:
10-6-2005



Residing in: Salt Lake

D212601

EXHIBIT "A"
PROPERTY DESCRIPTION

That certain parcel of real property situated in Tooele County, State of Utah and more particularly described as follows:

PARCEL 1: (Tax Parcel No. 5-16-13) (Kennecott)

Lot 9, Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

PARCEL 2: (Tax Parcel No. 5-16-9)

✓ The Southwest quarter of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

✓ LESS AND EXCEPTING THEREFROM that portion conveyed to THE OREGON SHORT LINE RAILROAD COMPANY, a corporation, by that certain Quit Claim Deed, dated April 10, 1902, recorded April 23, 1902, in Book ZZ, at Page 57, Tooele County Recorder's Office, and being more particularly described as follows:

A strip of land 100 feet in width, of which the center line is the center of the Railroad line of said railroad company when the same is now located and staked over and across the Southwest quarter of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to THE SAN PEDRO, LOS ANGELES & SALT LAKE RAILROAD COMPANY, a corporation, by that certain Warranty Deed, dated August 09, 1912, recorded August 30, 1912, as Entry No. 142375, in Book 3H, at Page 215, Tooele County Recorder's Office, and being more particularly described as follows:

All that certain tract of land situate in the Southwest quarter of the Southwest quarter of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian, County of Tooele, State of Utah, and more particularly described as follows, to-wit:

BEGINNING at a point in the South line of Section 1, Township 2 South, Range 4 West, said point being South 89°49' East from the Southwest corner of said Section 1, a distance of 151 feet; thence North 29°14' East measured along the most Easterly right of way line of the Grantee a distance of 627.8 feet to a point; thence South 60°46' East a distance of 50 feet to a point; thence South 29°15' West a distance of 600 feet to a point in the South line of said Section 1; thence North 89°49' West along the said line of Section 1 a distance of 57.2 feet to the place of BEGINNING, as shown in red upon blue print map marked "Exhibit A" attached thereto and made a part thereof.

- ✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT, by that certain Warranty Deed, dated September 27, 2001, recorded October 4, 2001, as Entry No. 170014, in Book 707, at Page 811, Tooele County Recorder's Office.

PARCEL 3: (Tax Parcel No. 5-29-2) (**Robert Salt**)

- ✓ BEGINNING 973.5 feet North of the Southeast corner of Section 11, Township 2 South, Range 4 West, Salt Lake Base and Meridian; running thence North 841.5 feet; thence West 986.5 feet; thence South 841.5 feet; thence East 986.5 feet to the point of BEGINNING.

PARCEL 4: (Tax Parcel No. 5-29-3)

- ✓ BEGINNING 13.75 chains North of the Southeast corner of Section 11, Township 2 South, Range 4 West, Salt Lake Base and Meridian; running thence North 1 chain; thence West 986.5 feet; thence South 1 chain; thence East 986.5 feet to the point of BEGINNING.

PARCEL 5: (Tax Parcel No. 05-031-0-0004) (**Connor**)

- ✓ BEGINNING at the most Southwesterly corner of Tract 37, also being described by various documents of record as Section 37, Township 2 South, Range 3 and 4 West, Salt Lake Base and Meridian, and running North $34^{\circ}40'$ East 3579.18 feet to the most Easterly corner of Tract 37, said point laying in Section 18, Township 2 South, Range 3 West, Salt Lake Base and Meridian; thence North $19^{\circ}30'$ West 1082.37 feet along Northeasterly line of said Tract 37; thence West 506.32 feet, more or less, to the East line of Section 13, Township 2 South, Range 4 West; thence South $0^{\circ}23'57''$ West 1321.38 feet to the East quarter corner of said Section 13; thence North $89^{\circ}44'40''$ West 1200 feet, more or less, to the East edge of Lot 4, Township 2 South, Range 4 West; thence South $0^{\circ}24'43''$ West 2631.22 feet to the point of BEGINNING.
- ✓ LESS AND EXCEPTING therefrom that certain parcel conveyed to ZIONS FIRST NATIONAL BANK as Custodian for the KANG SIK PARK IRA by Quit Claim Deed, dated September 12, 1990, recorded September 19, 1990, as Entry No. 36572, in Book 307, at Page 825, Tooele County Recorder's Office, and being more particularly described as follows:

BEGINNING at a point which is North $89^{\circ}43'09''$ West 355.37 feet along the quarter section line from the East quarter corner of Section 13, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah and running thence; South $0^{\circ}04'29''$ East 1366.54 feet, thence South $35^{\circ}16'26''$ West 1515.46 feet, thence North $0^{\circ}04'29''$ West 2608.06 feet, thence South $89^{\circ}43'09''$ East 876.78 feet to the point of BEGINNING.

- ✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT, by that certain Warranty Deed, dated September 27, 2001, recorded

October 4, 2001, as Entry No. 170017, in Book 707, at Page 822, Tooele County Recorder's Office.

PARCEL 6: (Tax Parcel No. 5-39-12) (Warr)

- ✓ The North half of the Northwest quarter of Section 23, Township 2 South, Range 4 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM any portion located within the bounds of County Road.

- ✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to OREGON SHORT LINE RAILROAD COMPANY, a corporation of the State of Utah, by that certain Warranty Deed, dated March 15, 1902, recorded March 22, 1902, in Book ZZ, at Page 1, Tooele County Recorder's Office, and being more particularly described as follows:

A strip of land of which the center line is the center of the railroad line of the said Railroad Company where the same is now located and staked across the Northwest quarter of Section 23, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said described strip being 100 feet in width commencing at West line of said Section and running Southeasterly on said located line to Station No. 45 (about 700 feet) and 200 feet in width commencing at said Station No. 445 and running thence on said located line to South line of said Northwest quarter of Section, Township and Range aforesaid.

- ✓ ALSO LESS AND EXCEPTING THEREFROM that portion conveyed to OREGON SHORT LINE RAILROAD COMPANY, a corporation, by that certain Warranty Deed, dated April 23, 1902, recorded May 05, 1902, in Book ZZ, at Page 66, Tooele County Recorder's Office, and being more particularly described as follows:

A strip of land 50 feet in width, parallel to West of and adjoining the strip of land 200 feet in width heretofore conveyed to said Railroad Company, said first described strip being a part of the Northwest quarter of Section 23, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and commencing at Survey Station No. 450, and running thence Southerly to South line of said quarter Section.

PARCEL 7: (Tax Parcel No. 4-70-61) (Davies)

- ✓ A parcel of land located in the Southeast Quarter of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, State of Utah, more fully described as follows:

BEGINNING at the Northwest Corner of The Pastures at Saddleback Plat 1, a subdivision on file in the records of the Tooele County Recorder, and thence South $00^{\circ}14'50''$ West 102.06 feet along the west line of said subdivision to the Northeast Corner of the Griffith property as described by that certain Boundary Line Agreement recorded as Entry No. 120446 in Book 535 at Page 191 of said records; thence North $89^{\circ}24'42''$ West 607.44 feet along the northerly line of said Griffith Property and its extension; thence North $00^{\circ}19'45''$ West 499.05 feet; thence North $34^{\circ}15'23''$ West

350.22 feet to a point of tangency of a 150.00 foot radius curve to the left; thence Northwesterly 26.86 feet along said curve through a central angle of $10^{\circ}15'40''$ to a point of tangency of a 100.00 foot radius curve to the left; thence Southwesterly 234.85 feet along said curve through a central angle of $134^{\circ}33'39''$; thence North $82^{\circ}15'30''$ West 67.99 feet to a point of non-tangency of a 333.11 foot radius curve to the right, of which the radius point bears North $87^{\circ}09'05''$ East; thence Northeasterly 52.53 feet along said curve through a central angle of $9^{\circ}02'04''$ to a point of non-tangency of a 339.50 foot radius curve to the right, of which the radius point bears South $80^{\circ}38'15''$ East; thence Northeasterly 48.99 feet along said curve through a central angle of $8^{\circ}16'04''$ to a point of non-tangency of a 104.50 foot radius curve to the left, of which the radius point bears North $72^{\circ}22'11''$ West; thence Northeasterly 36.39 feet along said curve through a central angle of $19^{\circ}57'00''$ to a point of non-tangency of a 120.00 foot radius curve to the right, of which the radius point bears North $46^{\circ}09'59''$ East; thence Northwesterly 98.59 feet along said curve through a central angle of $47^{\circ}04'26''$ to a point of non-tangency of a 540.00 foot radius curve to the left, of which the radius point bears South $15^{\circ}34'03''$ West; thence Northwesterly 140.46 feet along said curve through a central angle of $14^{\circ}54'11''$; thence North $89^{\circ}20'09''$ West 171.50 feet to the east line of the Flying ``J'' Subdivision Amended, A Planned Unit Development on file in said records; thence North $00^{\circ}36'25''$ East 120.00 feet along said east line; thence South $89^{\circ}20'09''$ East 171.62 feet to a point of tangency of a 660.00 foot radius curve to the right; thence Southeasterly 213.19 feet along said curve through a central angle of $18^{\circ}30'26''$ to a point of non-tangency of a 120.00 foot radius curve to the right, of which the radius point bears South $23^{\circ}34'15''$ East; thence Southeasterly 250.63 feet along said curve through a central angle of $119^{\circ}39'58''$ to a point of non-tangency of a 631.00 foot radius curve to the right, of which the radius point bears South $37^{\circ}29'28''$ West; thence Southeasterly 30.57 feet along said curve through a central angle of $2^{\circ}46'34''$; thence North $23^{\circ}25'44''$ East 808.89 feet; thence South $89^{\circ}43'56''$ East 23.44 feet; thence North $00^{\circ}16'04''$ East 1.98 feet; thence South $89^{\circ}43'56''$ East 477.84 feet; thence South $00^{\circ}14'50''$ West 1583.03 feet to the POINT OF BEGINNING.

Recording Requested by:
First American Title Insurance Company
215 South State Street, Suite 280
Salt Lake City, UT 84111
(801)578-8888

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Uintah Land Company, L.C.
PO Box 540478
North Salt Lake, UT 84054

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **023-5901275 (CP)**
A.P.N.: **04-070-0-0009**

Susan R. Robinson, a married person and Peggy L. Gonshor, a married person and Kenneth B. Ashworth, a married person and Anna Stevenson, Trustee of The Anna Stevenson Revocable Trust dated March 19, 1986, as their interest may appear of record, Grantor, of North Salt Lake, Salt Lake County, State of UT, hereby CONVEY AND WARRANT to

Uintah Land Company, L.C., a Utah limited liability company, as to an undivided 81.47% interest; and Beaver Creek Investments, L.C., a Utah limited liability company as to an undivided 18.53% interest, Grantee, of North Salt Lake, Davis County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Tooele County, State of Utah:

BEGINNING AT A POINT WHICH IS 2 CHAINS (132 FEET) SOUTH AND 12.68 CHAINS (836.82 FEET) WEST FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH ALONG THE FENCE LINE 43.35 RODS (715.2 FEET) THENCE WEST ALONG THE FENCE LINE, 8.52 RODS (140.58 FEET); THENCE NORTH 43.35 RODS (715.2 FEET), ALONG THE FENCE LINE; THENCE EAST 8.52 RODS (140.58 FEET) TO THE PLACE OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2018** and thereafter.

Witness, the hand(s) of said Grantor(s), this 30th day of March, 2018

A.P.N.: 04-070-0-0009

Warranty Deed - continued

File No.: 023-5901275 (CP)

Susan R. Robinson

Susan R. Robinson

Peggy L. Gonshor by Susan R. Robinson as attorney in fact.
Peggy L. Gonshor by Susan R. Robinson as Attorney In Fact

Kenneth B. Ashworth

Kenneth B. Ashworth

The Anna Stevenson Revocable Trust Dated March 19, 1986

Anna Stevenson, Trustee

Anna Stevenson, Trustee

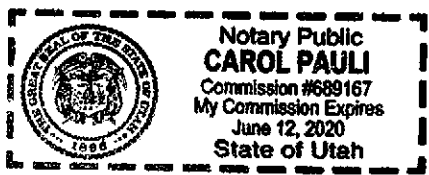
STATE OF Utah
County of Salt Lake)^{ss.}

On March 30, 2018, before me, the undersigned Notary Public, personally appeared **Anna Stevenson, Trustee of The Anna Stevenson Revocable Trust and Susan R. Robinson and Peggy L. Gonshor by Susan R. Robinson Attorney in Fact and Kenneth B. Ashworth**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 6/12/20

Carol Pauli
Notary Public



AFTER RECORDING, PLEASE RETURN TO:

Saddleback Pastures, L.C.
P.O. Box 540478
North Salt Lake, UT 84054

SPECIAL WARRANTY DEED

Portions of Tooele County Tax Parcel Nos.: 01-505-0-0013

FOR GOOD AND VALUABLE CONSIDERATION, **CARY EDWARD TRATOS**, having an address of 4886 Choctaw, West Valley City, Utah, 84120 (the “Grantor”) hereby CONVEYS AND WARRANTS, against those claiming by, through and under the Grantor and not otherwise, to **SKULL VALLEY COMPANY, LTD, a Utah limited partnership, as to a undivided 28.65% interest; UINTAH LAND COMPANY, L.C., a Utah limited liability company, as to an undivided 58.13% interest; BEAVER CREEK INVESTMENTS, a Utah general partnership, formerly known as BEAVER CREEK INVESTMENTS, L.C., a Utah limited liability company, as to an undivided 9.50% interest; and ARIMO CORPORATION, an Idaho corporation, as to an undivided 4.72% interest** (collectively, the “Grantees”), having an address of 925 West 100 North, Suite F, P.O. Box 540478, North Salt Lake, Utah, 84054, 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:

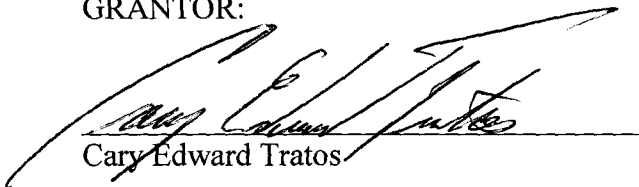
See Exhibit “A” attached hereto and by this reference made a part hereof

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 Grantees, and their successors and assigns, forever.

DATED as of this 6th day of February, 2024.

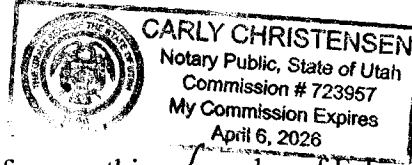
GRANTOR:


Cary Edward Tratos

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.

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



The foregoing instrument was signed before me this 6 day of February, 2024, by Cary Edward Tratos.

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 the northeast corner 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 also being the northwest corner 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°16'05" West along the section line 127.43 feet and West 976.94 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°14'19" West along said Tratos and Uintah lines 29.85 feet; thence West 0.46 feet; thence North 29.86 feet to the north line of said Tratos property; thence South 89°43'55" East along said line 0.59 feet to the point of beginning.

Containing 16 square feet or 0.0004 acres.

TOGETHER WITH:

Beginning at the southeast corner 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 also 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. 173242, said point lies South 00°16'05" West along the section line 838.81 feet and West 976.57 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 North 89°45'30" West 359.51 along the south line of said Tratos property, the north line of said Uintah property, and the north line of that certain property conveyed to Uintah Land Company LC Et Al as recorded in said office as Entry No. 120457 to the southwest corner of said Tratos property and the east line of said Uintah property (EN 120457); thence North 00°02'22" East 165.06 feet along the west line of said Tratos property and said east line of said Uintah property; thence North 89°59'25" East 68.16 feet; thence North 00°00'35" West 106.67 feet; thence North 89°59'25" East 292.38 feet to the east line of said Tratos property and the west line of said Uintah property (EN173242); thence South 00°14'19" West 273.31 feet to the point of beginning.

Containing 90,835 square feet or 2.085 acres.

Total Containing 90,851 square feet or 2.086 acres.

Portions of Tooele County Tax Parcel No. 01-505-0-0013