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10/4/2019 10:50:00 AM \$40.00  
Book - 10841 Pg - 3585-3592  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 8 P.

Mail Recorded Deed and Tax Notice To:  
CW Copper Rim 1, LLC, a Utah limited liability company  
1222 West Legacy Crossing Blvd. #6  
Centerville, UT 84014



File No.: 117959-CAF

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## WARRANTY DEED

West Bench, LLC, a Utah limited liability company, as to an undivided one-half (1/2) interest and Yellowstone Legacy, LLC, a Utah limited liability company, as to an undivided one-half (1/2) interest, as tenants in common

**GRANTOR(S)** of Salt Lake City, Utah, hereby Conveys and Warrants to

CW Copper Rim 1, LLC, a Utah limited liability company

**GRANTEE(S)** of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 20-26-101-006, 20-26-326-013, 20-26-326-010 and 20-26-326-011 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

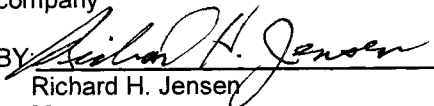
Dated this 14<sup>th</sup> day of October, 2019.

West Bench, LLC, a Utah limited liability company

BY: Craig D. Jensen  
Craig D. Jensen  
Manager

BY: Kay H. Jensen  
Kay H. Jensen  
Manager

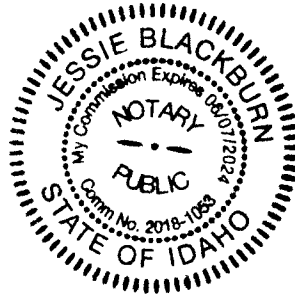
Yellowstone Legacy, LLC, a Utah limited liability  
company

BY:   
Richard H. Jensen  
Manager

STATE OF IDAHO ~~ID~~  
COUNTY OF Adair Bonneville

On the 02 day of October, 2019, personally appeared before me Craig D Jensen and Kay H. Jensen, who acknowledged themselves to be the Managers of West Bench, LLC, a Utah limited liability company, and they, as such Managers, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public

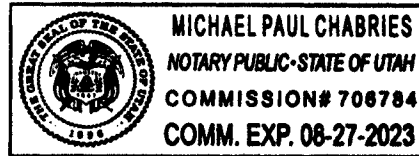


STATE OF UTAH

COUNTY OF SALT LAKE

On the 2nd day of October, 2019, personally appeared before me Richard H. Jensen, who acknowledged himself to be the Manager of Yellowstone Legacy, LLC, a Utah limited liability company, and he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Michael P Chabries  
Notary Public



**EXHIBIT A**  
**Legal Description**

BEGINNING AT A POINT WHICH IS NORTH 00°35'36" WEST 1999.77 FEET AND WEST 141.94 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 35°18'25" WEST 131.15 FEET; THENCE SOUTH 54°42'04" WEST 33.10 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 473.26 FOOT RADIUS CURVE TO THE LEFT 121.24 FEET (CHORD SOUTH 47°21'43" WEST 120.91 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 40°01'22" WEST 344.74 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF 526.73 FOOT RADIUS CURVE TO THE RIGHT 158.10 FEET (CHORD SOUTH 48°37'18" WEST 157.51 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 57°13'13" WEST 218.98 FEET; THENCE SOUTH 32° 47'07" EAST 131.15 FEET; THENCE NORTH 57°13'13" EAST 218.98 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 648.75 FOOT RADIUS CURVE TO THE LEFT 194.72 FEET (CHORD NORTH 48°37'18" EAST 193.99 FEET) TO A POINT OF TANGENCY; THENCE NORTH 40°01'22" EAST 344.74 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 351.25 FOOT RADIUS CURVE TO THE RIGHT 89.98 FEET (CHORD NORTH 47°21'43" EAST 89.74 FEET) TO A POINT OF TANGENCY; THENCE NORTH 54°42'04" EAST 33.51 FEET TO THE POINT OF BEGINNING. (PARCEL A)

ALSO:

BEGINNING AT A POINT WHICH IS NORTH 00°35'36" WEST 2560.49 FEET AND WEST 53.02 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 31°08'34" EAST 1.56 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 467.25 FOOT RADIUS (CENTER BEARS NORTH 35°51'46" EAST) 66.89 FEET (CHORD NORTH 50°02'10" WEST 66.83 FEET); THENCE NORTH 45°55'16" WEST 97.65 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 25.56 FEET (CHORD NORTH 07°23'09" WEST 23.67 FEET) TO A POINT OF TANGENCY; THENCE NORTH 31°08'53" EAST 8.29 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 351.75 FOOT RADIUS CURVE TO THE LEFT 16.12 FEET (CHORD NORTH 29°50'07" EAST 16.12 FEET); THENCE NORTH 61°28'39" WEST 53.50 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 61°28'39" WEST) 35.00 FEET (CHORD SOUTH 81°18'05" WEST 30.26 FEET) TO A POINT OF TANGENCY; THENCE NORTH 45°55'10" WEST 17.13 FEET; THENCE SOUTH 44°04'50" WEST 70.00 FEET; THENCE SOUTH 45°55'10" EAST 42.23 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 25.56 FEET (CHORD SOUTH 07°23'10" EAST 23.67 FEET); THENCE NORTH 31°08'21" EAST 37.63 FEET; THENCE SOUTH 58°51'12" EAST 229.47 FEET TO THE POINT OF BEGINNING. (PARCEL B)

ALSO:

BEGINNING AT A POINT WHICH IS NORTH 00°35'36" WEST 2431.94 FEET AND WEST 419.89 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 40°01'23" EAST 72.72 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 473.25 FOOT RADIUS CURVE TO THE LEFT 73.30 FEET (CHORD NORTH 35°35'08" EAST 73.23 FEET); THENCE NORTH 31°08'53" EAST 23.24 FEET; THENCE NORTH 57°21'14" WEST 102.85 FEET; THENCE NORTH 32°02'47" EAST 15.91 FEET; THENCE NORTH 19°40'50" WEST 23.86 FEET; THENCE NORTH 60°07'49" WEST 9.76 FEET; THENCE NORTH 57°21'14" WEST 66.00 FEET; THENCE NORTH 52°01'34" WEST 59.84 FEET; THENCE NORTH 57°36'46" WEST 28.42 FEET; THENCE NORTH 57°33'42" WEST 166.82 FEET; THENCE NORTH 30°21'18" WEST 10.19 FEET; THENCE NORTH

55°17'21" WEST 30.84 FEET; THENCE NORTH 88°16'48" WEST 10.14 FEET; THENCE NORTH 57°27'50" WEST 179.85 FEET; THENCE NORTH 41°02'22" WEST 111.00 FEET; THENCE NORTH 48°35'46" WEST 34.30 FEET; THENCE NORTH 87°43'08" WEST 23.58 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 60.32 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 07°08'37" EAST) 48.18 FEET ( CHORD NORTH 59°58'30" WEST 46.91 FEET) TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 89.52 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 49°22'00" WEST) 60.17 FEET (CHORD NORTH 21°22'38" WEST 59.05 FEET) TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 19.11 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 83°11'00" WEST) 28.21 FEET (CHORD NORTH 49°06'39" WEST 25.71 FEET); THENCE SOUTH 89°22'11" WEST 103.70 FEET; THENCE SOUTH 85°17'01" WEST 16.19 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.00 RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 11°58'53" EAST) 24.04 FEET (CHORD SOUTH 64°14'45" WEST 23.81 FEET); THENCE SOUTH 87°40'13" WEST 70.00 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 545.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 87°40'13" EAST) 269.53 FEET (CHORD SOUTH 16°29'52" EAST 266.80 FEET) TO THE POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 59°20'03" WEST) 28.30 FEET (CHORD SOUTH 12°00'28" WEST 25.76 FEET); THENCE SOUTH 35°19'07" EAST 30.17 FEET; THENCE NORTH 37°23'44" EAST 11.13 FEET TO THE POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 164.98 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 37°23'50" WEST) 49.83 FEET (CHORD SOUTH 61°15'19" EAST 49.64 FEET); THENCE SOUTH 69°54'26" EAST 235.24 FEET; THENCE SOUTH 67°23'47" EAST 53.52 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1035.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 23°57'00" WEST) 68.20 FEET (CHORD SOUTH 64°09'44" EAST 68.19 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 62°16'27" EAST 130.21 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1044.91 FOOT RADIUS CURVE TO THE RIGHT 245.97 FEET (CHORD SOUTH 55°31'50" EAST 245.40 FEET); THENCE SOUTH 49°58'38" EAST 105.25 FEET TO THE POINT OF BEGINNING. (PARCEL C)

ALSO:

BEGINNING AT A POINT WHICH IS SOUTH 89°58'45" WEST 1491.42 FEET AND NORTH 2471.49 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 57°13'13" EAST 100.79 FEET; THENCE NORTH 03°07'59" EAST 41.49 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 27°03'19" WEST) 20.59 FEET (CHORD NORTH 39°21'15" EAST 20.01 FEET) TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 76.75 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 74°14'35" WEST) 12.34 FEET (CHORD NORTH 20°21'51" EAST 12.33 FEET); THENCE NORTH 24°58'11" EAST 26.18 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 276.75 FOOT RADIUS CURVE TO THE RIGHT 50.68 FEET (CHORD NORTH 30°12'57" EAST 50.61 FEET) TO A POINT OF TANGENCY; THENCE NORTH 35°27'43" EAST 48.94 FEET; THENCE NORTH 32°52'23" EAST 86.69 FEET; THENCE NORTH 30°51'34" EAST 28.21 FEET; THENCE NORTH 37°23'44" EAST 58.87 FEET; THENCE NORTH 35°19'07" WEST 30.17 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 35°19'07" WEST) 23.30 FEET (CHORD NORTH 12°00'28" EAST 25.76 FEET) TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 545.00 RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 59°20'03" EAST) 269.53 FEET (CHORD NORTH 16°29'52" WEST 266.80 FEET) TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 544.38 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 87°39'44" EAST) 92.15 FEET (CHORD NORTH 02°30'43" EAST 92.04 FEET) TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 82°38'29" WEST) 123.07 FEET ( CHORD NORTH 46°53'03" WEST 105.49 FEET);

THENCE NORTH 11°07'36" WEST 87.34 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1528.85 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 12°54'41" EAST) 585.66 FEET (CHORD SOUTH 66°06'52" WEST 582.08 FEET); THENCE SOUTH 30°26'17" EAST 63.22 FEET; THENCE SOUTH 32°46'47" EAST 760.43 FEET TO THE POINT OF BEGINNING. (PARCEL D)

ALSO:

BEGINNING AT A POINT WHICH IS NORTH 89°58'45" EAST 181.48 FEET AND NORTH 1754.55 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 54°04'17" WEST 55.79 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 964.94 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 35°55'39" EAST) 316.18 FEET (CHORD NORTH 44°41'08" WEST 314.77 FEET); THENCE NORTH 58°15'48" EAST 276.34 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 326.75 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 58°15'45" EAST) 53.91 FEET (CHORD SOUTH 36°27'51" EAST 53.85 FEET) TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 691.75 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 48°48'31" EAST) 155.51 FEET (CHORD SOUTH 47°37'53" EAST 155.18 FEET); THENCE SOUTH 54°04'17" EAST 55.76 FEET; THENCE SOUTH 35°55'05" WEST 273.25 FEET TO THE POINT OF BEGINNING. (PARCEL E)