

Stiant # 78084

Ent: 262519 - Pg 1 of 8
Date: 6/28/2006 10:06 AM
Fee: \$0.00 Check

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

~~02-141-0-0027~~ + ~~02-141-0-0012~~ + ~~02-142-0-0003~~ +
~~03-010-0-0003~~ + ~~03-030-0-0001~~ +
~~05-067-0-0012~~ + ~~03-030-0-0001~~ +
~~03-039-0-0005~~ + ~~05-067-0-0001~~
Dennis B PESHELL, Recorder
County Corporation
Priority Title

County of Tooele
ATTN: Dennis Rockwell
47 South Main, Room No. Z10
Tooele, Utah 84074

(Space above for Recorder's use only)

(2284-66)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does REMISE, RELEASE and forever QUITCLAIM unto COUNTY OF TOOEELE, a political subdivision of the State of Utah, whose address is 47 South Main, Room No. Z10, Tooele, Utah 84074, Grantee, its successors and assigns, forever, all its right, title, interest, estate, claim and demand, both at law and in equity, of, in and to the real estate situate in the County of Tooele, State of Utah, more particularly described in **Exhibit A**, attached hereto and hereby made a part hereof.

EXCEPTING from this quitclaim and RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to Grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby quitclaimed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by Grantee, Grantee's successors and assigns.

Except as may be otherwise provided in a written assignment or other written agreement between Grantor and Grantee, Grantor reserves all income (including, without

limitation, rentals, license fees and royalties from any license and other rights to use the Property) granted by Grantor or Grantor's predecessors in interest. Grantee agrees that if Grantee receives any such income, Grantee will promptly forward the income to Grantor.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized officers, and its corporate seal to be hereunto affixed the 26th day of June, 2006.

Attest:

**UNION PACIFIC RAILROAD COMPANY,
a Delaware corporation**

Barbara Holder
Assistant Secretary

By: Lawrence E. Walsh
Title: Assistant Vice President - Law

(Seal)

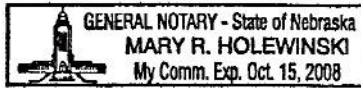


STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On June 26, 2006, before me, a Notary Public in and for said County and State, personally appeared Lawrence E. Wzorek and Barbara Holder, Assistant Vice President - Law and Assistant Secretary, respectively, of UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Mary R. Holewinski
Notary Public



(SEAL)

UNION PACIFIC RAILROAD COMPANY
Tooele, Tooele County, Utah
EXHIBIT "A"

(Revised by Tooele Co. Surveyor's Office June 21, 2006)

Parcel No. 1 (02-141-0-0027) transcribed from a Warranty Deed in favor of Los Angeles & Salt Lake Railroad Company recorded in Book 228 at Page 67 of the Tooele County records.

A strip of land 200.0 feet wide situate in Lots 1 and 2 and in the South Half of the Northeast Quarter of Section 4, Township 3 South, Range 4 West, of the Salt Lake Meridian in Tooele County, Utah, said strip being 100.0 feet on each side, measured at right angles and/or radially, from the hereinafter described proposed centerline, and said centerline prolonged of the connector track of the Los Angeles & Salt Lake Railroad Company, predecessor to Union Pacific Railroad Company and extending southwesterly between the east line and the north-south centerline of said Section 4.

Said proposed centerline of connector track, herein above referred to, is described as follows:

Beginning at a point on the east line of said Section 4, that is 1066.91 feet distant south, measured along said east line, from the northeast corner thereof;

Thence southwesterly along a straight line, which forms an angle of 82°19' 44" from south to southwest with said east line, a distance of 2130.13 feet to the beginning of a tangent UP 70 MPH spiral curve to the right, having eight (8) 30 foot chords, and a spiral angle of 1°10'12";

Thence southwesterly along said spiral curve, a distance of 240 feet to the beginning of a compound curve to the right, having a radius of 5876.99 feet; thence southwesterly along said curve, through a central angle of 2°52'13", a distance of 294.38 feet to a point on the north-south centerline of said Section 4, that is 1411.18 feet distant south, measured along said north-south centerline, from the north quarter corner of said section;

Thence continuing southwesterly along the remainder of said curve, through a central angle of 2°30'28", a distance of 257.22 feet to a point beyond the westerly limits of the strip of land heretofore described.

Excepting therefrom the following parcel transcribed from a Quit Claim Deed in favor of Utah Department of Transportation recorded in Book 944 at Page 762 of the Tooele County records:

A parcel of land for the purpose of widening SR-36, known as Project No.10036, being part of an entire tract of property situate in the NE ¼ NE ¼ of Section 4, Township 3 South, Range 4 West, Salt Lake Base & Meridian the boundaries of said parcel of land are described as follows:

Beginning at the northeast corner, of said entire tract, which point is 966.01 feet South along the section line from the northeast corner of said Section 4; and running thence S. 82°19'54" W. 69.69 feet; thence S. 0°00'44" W. 201.81 feet to a point which is 100.00 feet perpendicularly

distant easterly from the center line of said SR-36 of said project, at Engineer Station 274+26.10; thence N, 82°19'54" E. 69.73 feet to said Section line; thence North, 201.80 feet along paid Section line to the point of beginning.

The above described parcel of land contains 13,942 square feet in area or 0.320 acres, of which 0.232 acres is now occupied by the existing right-of-way. Balance 3852 square feet in area or 0.088 acres.

Parcel No. 2 (02-141-0-0012) transcribed from a Warranty Deed in favor of Los Angeles & Salt Lake Railroad Company recorded in Book 228 at Page 26 of the Tooele County records.

The northerly 200.0 feet of that certain 40 acre tract of land heretofore acquired by McGhie Land Title Company, Trustee, from D.Allan Cochrane by Warranty Deed dated August 22, 1980, filed for record August 28, 1980, in Dep. Book at Page 026 Ref. 340205 of the Records of Tooele County, Utah.

Said 40 acre tract of land, herein above referred to, is described in said deed as follows:

"Commencing 40 rods north of the southeast corner of the Northwest Quarter of Section 4, Township 3 South, Range 4 West, Salt Lake Meridian; thence North 40 rods; thence West 160 rods; thence South 40 rods; thence East 160 rods to the Point of Beginning, containing 40 acres, more or less."

Parcel No. 3 (02-142-0-0003) transcribed from a Warranty Deed in favor of Los Angeles & Salt Lake Railroad Company recorded in Book 227 at Page 996 of the Tooele County records.

The north 200.0 feet of the South Half of the North Half of Section 5, Township 3 South, Range 4 West, of the Salt Later Meridian in Tooele County, Utah.

Parcel No. 4 (03-010-0-0003) transcribed from a Personal Representative's Deed in favor of Los Angeles & Salt Lake Railroad Company recorded in Book 248 at Page 964 of the Tooele County records.

A strip of land 200.0 feet wide situate in Lots 1, 2, 3 and 4, and the South Half of the Northeast Quarter of Section 6, Township 3 South, Range 4 West, of the Salt Lake meridian in Tooele County, Utah, said strip being 100.0 feet on each side, measured at right angles and or radially, from the hereinafter described centerline, and said centerline prolonged, of the connector track of the Los Angeles & Salt Lake Railroad Company, predecessor to Union Pacific Railroad Company and extending southeasterly from the west line to the east line of said Section 6.

Said center line of proposed connector track, herein above referred to, is described as follows:

Beginning at a point in the west line of said Section 6, that is 872.65 feet distant south, measured along said west line, from the northwest corner of said Section 6;

Thence Southeasterly, along a straight line which forms an angle of $84^{\circ}02'10''$ from south to southeast with said west line, a distance of 2666.78 feet to a point in the north-south centerline of said Section 6 that is 1150.02 feet distant south, measured along said north-south centerline, from the north quarter-corner thereof;

Thence continuing southeasterly along the extension of the last described straight line, a distance of 2255.90 feet to the beginning of an increasing tangent UP 70 MPH spiral curve to the left, having eight (8) 30 foot chords and one 6.92-foot chord, and a spiral angle of $1^{\circ}14'15''$;

Thence Southeasterly along said spiral curve, a distance of 246.92 feet to the beginning of a compound curve to the left, having a radius of 5729.65 feet;

Thence southeasterly along said curve, through a central angle of $1^{\circ}33'53''$, a distance of 156.47 feet to a point on the east line of said Section 6, that is 1420.66 feet distant south, measured along said east line, from the northeast corner of said section;

Thence continuing southeasterly along the remainder of said curve, through a central angle of $1^{\circ}57'37''$, a distance of 196.03 feet to a point beyond the easterly limits of the strip of land herein above described.

Parcel No. 5 (03-038-0-0005 & 05-067-0-0012) A portion of that property described in a Warranty Deed in favor of Los Angeles & Salt Lake Railroad Company recorded in Book 228 at Page 34 of the Tooele County records.

All that 200.0 foot wide strip of land in the North $\frac{1}{2}$ North $\frac{1}{2}$ of Section 1, Township 3 South, Range 5 West of the Salt Lake Meridian in Tooele County, Utah, that lies northerly of a line 100.0 feet distant southwesterly, measured at right angles, from the hereinafter described proposed centerline of the connector track of the Los Angeles & Salt Lake Railroad Company, predecessor to Union Pacific Railroad Company.

Also all that portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, Township 2 South, Range 5 West of the Salt Lake Meridian in Tooele County, Utah, that lies southwesterly of a line 100.0 feet distant northeasterly, measured at right angles and/or radially from the hereinafter described proposed centerline of the connector track of the Los Angeles & Salt Lake Railroad Company, predecessor to Union Pacific Railroad Company.

Said centerline of proposed connector track, herein above referred to, is described as follows:

Beginning at a point in the east line of said Section 1 that is 872.65 feet distant south, measured along said east line, from the northeast corner thereof;

Thence northwesterly along a straight line, which forms an angle of $84^{\circ}05'41''$ from north to northwest with said east line, a distance of 5310.24 feet to a point in the west line of said Section 1 that is 326.31 feet distant south, measured along said west line, from the northwest corner thereof;

Thence continuing northwesterly along the extension of the last described straight line, a distance of 2558.68 feet to the beginning of an increasing tangent UP 70 MPH spiral curve to the right, having twelve (12) 30 foot chords and one (1) 25.38 foot chord and a spiral angle of 2°53'33";

Thence northwesterly along said spiral curve, a distance of 134.26 feet to a point in the north-south centerline of Section 2 of said Township and Range, that is 48.90 feet distant south, measured along said north-south centerline, from the north quarter-corner thereof;

Thence continuing northwesterly along the remainder of said spiral curve, a distance of 251.12 feet to the point beyond the westerly limits of the parcels of land herein above described.

Parcel No. 6 (03-039-0-0006) A portion of that property described in a Warranty Deed in favor of Los Angeles & Salt Lake Railroad Company recorded in Book 228 at Page 24 of the Tooele County records.

All of that 200.0 foot wide strip of land in the North Half of the Northeast Quarter of Section 2, Township 3 South, Range 5 West, of the Salt lake Meridian in Tooele County, Utah, that lies northerly of a line 100.0 feet distant southwesterly, measured at right angles and/or radially from the hereinafter described proposed centerline, and said center line prolonged, of the connector track of the Los Angeles & Salt lake Railroad Company, predecessor to Union Pacific Railroad Company.

Said centerline of proposed connector track, herein above referred to, is described as follows:

Beginning at a point in the east line of said Section 2 that is 326.31 feet distant south, measured along said east line, from the northeast corner thereof; thence northwesterly along a straight line, which forms an angle of 84°05' 41" from north to northwest with said east line, a distance of 2558.86 feet to the beginning of an increasing tangent UP-70 MPH spiral curve to the right, having twelve (12) 30 foot chords and one (1) 25.38 foot chord and a spiral angle of 2°53'33";

Thence northwesterly along said spiral curve, a distance of 134.26 feet to a point in the north-south centerline of said Section 2, that is 48.90 feet distant south, measured along said north-south centerline, from the north quarter-corner thereof;

Thence continuing northwesterly along the remainder of said spiral curve, a distance of 251.12 feet to a point beyond the westerly limits of the parcel of land hereinabove described.

Parcel No. 7 (03-039-0-0005 & 05-067-0-0013) transcribed from a Warranty Deed in favor of Los Angeles & Salt Lake Railroad Company recorded in Book 249 at Page 104 of the Tooele County records.

A parcel of land situate in the South Half, Southwest Quarter of Section 35, Township 2 South, Range 5 West, and the North Half, Northwest Quarter of Section 2, Township 3 South, Range 5 West, of the Salt Lake Meridian, all in Tooele County, Utah, being a portion of that certain parcel of land heretofore acquired by Merrill J. and Marjorie T. Fidler from Grantsville Soil

Conservation District by Warranty Deed dated March 12, 1980, filed for record February 27, 1981, as Document No. 343675 in Dep. Book No. 190 at Page 740 of the Records of Tooele County, Utah, being more particularly described as follows:

Beginning at the North Quarter-corner of said Section 2;

Thence South $0^{\circ}01'52''$ West along the north-south centerline of said Section 2, a distance of 163.17 feet, more or less, to the Southeast corner of said deeded parcel of land;

Thence North $89^{\circ}29'1''$ West along the southerly line of said deeded parcel of land, a distance of 1,459.70 feet to a Southwest corner thereof;

Thence North $36^{\circ}53'50''$ West along the Southwest line of said deeded parcel of land, a distance of 1,673.80 feet to another Southwest corner of said deeded parcel of land;

Thence North $0^{\circ}10'18''$ West along the westerly line of said deeded parcel of land, a distance of 101.25 feet, more or less, to a point 100.0 feet distant northeasterly, measured radially from the proposed centerline of the connector track of the Los Angeles & Salt Lake Railroad Company;

Thence Southeasterly along a non tangent curve concave Northeasterly, concentric with and 100.0 feet distant Northeasterly, measured radially, from said proposed centerline, having a radius of 3,719.83 feet, a long chord that bears South $61^{\circ}32'4''$ East a distance of 2,536.97 feet, through a central angle of $39^{\circ}52'35''$, a distance of 2,588.91 feet to a point;

Thence South $82^{\circ}52'55''$ East along a straight line a distance of 236.32 feet, more or less, to a point in the east line of said deeded parcel of land;

Thence South $0^{\circ}01'52''$ West, along said Easterly line of said deeded parcel of land, a distance of 51.65 feet, more or less, to the True Point of Beginning.

Contains 129.612 Acres more or less.