

Ent: 397504 - Pg 1 of 4  
Date: 4/11/2014 3:21:00 PM  
Fee: \$32.00  
Filed By: eCASH  
Jerry M. Houghton, Recorder  
Tooele County Corporation  
For: Cottonwood Title Insurance Agency, Inc.

When recorded mail to and mail tax notices to:

Penelope Rose, LLC  
c/o Micah W. Peters  
732 E. Northcrest Drive  
Salt Lake City, UT 84013

SPECIAL WARRANTY DEED

**STAN LAND CO., LLC**, a Delaware limited liability company, Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby convey and warrant against all claiming by, through or under Grantor, but not otherwise, to **PENELOPE ROSE, LLC**, a Utah limited liability company, whose address is set forth above, the real property situated in Tooele County, State of Utah, which is more particularly described on Exhibit A attached hereto.

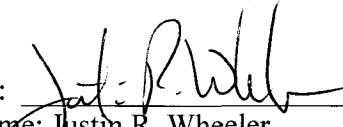
Together with and subject to all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all covenants, conditions and restrictions, easements and rights of way of record.

DATED this 3 day of April, 2014.

- Pins: 14-091-0-0001
- 14-091-0-0002
- 14-091-0-0003
- 14-091-0-0004
- 14-091-0-0005
- 14-091-0-0006
- 14-091-0-0007
- 14-091-0-0008
- 14-091-0-0009
- 05-035-0-0024
- 05-035-0-0029
- 05-034-0-0064
- 05-034-0-0078
- 05-034-0-0073
- 05-034-0-0081
- 05-027-0-0029

STAN LAND CO., LLC  
a Delaware limited liability company

By: Leucadia Financial Corporation,  
a Utah corporation  
Sole Member and Manager

By:   
Name: Justin R. Wheeler  
Its: President

STATE OF New York )  
 ) : ss.  
COUNTY OF Bronx )

This instrument was acknowledged before me on April 3, 2014, by Justin R. Wheeler, the President of Leucadia Financial Corporation, a Utah corporation, as the sole Member and Manager of Stan Land Co., LLC, a Delaware limited liability company.

Josephine Nunez  
Notary Public  
Residing at: Bronx, New York

**JOSEPHINE NUNEZ**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
**No. 01NU6211786**  
**Qualified in Bronx County**  
**My Commission Expires September 21, 2017**



**EXHIBIT A**

The following real property situated in Tooele County, Utah.

A.

A parcel of land situate in the South half of Section 9, and the North half of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at the intersection of the South line of the Southeast quarter of said Section 9, and the Northerly line of Old Mill P.U.D. Phase 1, recorded on file in the office of the Tooele County Recorder as Entry No. 221626, said point being North 89°56'09" East along the North line of said Section 16, a distance of 787.49 feet (basis of bearing North 89°56'09" East along the North line of the Northeast quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian) from the Tooele County Dependent Resurvey Monument marking the North quarter corner of Section 16 and running thence along the Northerly line of said Old Mill P.U.D. Phase 1 Subdivision South 63°08'03" West, a distance of 1245.40 feet; thence South 62°34'01" West, a distance of 432.74 feet; thence North 00°49'35" West, a distance of 661.52 feet to the Southeast corner of a Stansbury Park Improvement District parcel, recorded as Entry No. 335721; thence along the boundaries of said parcel the following four (4) courses: 1) North 27°18'58" East, a distance of 585.85 feet; 2) North 50°42'34" West, a distance of 54.70 feet; 3) South 38°59'38" West, a distance of 577.40 feet; 4) South 61°06'15" West, a distance of 233.47 feet; thence South 88°55'22" West, a distance of 258.09 feet; thence North 00°49'00" East, a distance of 104.27 feet to the North section line of said Section 16; thence North 01°12'44" East, a distance of 866.66 feet to the Southerly line of Mill Creek Canal/Ditch; thence running Easterly along said ditch line the following thirty (30) courses: 1) North 77°55'04" East, a distance of 162.62 feet; 2) South 56°03'00" East, a distance of 23.00 feet; 3) South 80°05'08" East, a distance of 49.23 feet; 4) South 87°20'48" East, a distance of 46.90 feet; 5) South 34°46'04" East, a distance of 55.69 feet; 6) South 76°24'21" East, a distance of 93.12 feet; 7) South 59°04'51" East, a distance of 46.92 feet; 8) North 85°20'05" East, a distance of 41.59 feet; 9) North 55°45'48" East, a distance of 55.21 feet; 10) South 79°56'05" East, a distance of 53.22 feet; 11) North 48°30'35" East, a distance of 32.04 feet; 12) North 74°57'32" East, a distance of 41.35 feet; 13) South 77°27'18" East, a distance of 149.46 feet; 14) South 89°16'46" East, a distance of 88.29 feet; 15) North 82°10'58" East, a distance of 108.07 feet; 16) South 39°32'57" East, a distance of 90.03 feet; 17) South 56°09'09" East, a distance of 65.71 feet; 18) North 88°45'15" East, a distance of 76.43 feet; 19) South 39°11'21" East, a distance of 82.68 feet; 20) South 75°21'53" East, a distance of 130.26 feet; 21) North 74°38'58" East, a distance of 177.05 feet; 22) South 82°31'35" East, a distance of 136.98 feet; 23) North 23°27'50" East, a distance of 58.58 feet; 24) North 83°16'32" East, a distance of 19.77 feet; 25) South 42°34'36" East, a distance of 106.22 feet; 26) North 58°27'58" East, a distance of 146.33 feet; 27) South 79°45'46" East, a distance of 69.54 feet; 28) South 28°27'30" East, a distance of 312.12 feet; 29) South 81°18'58" East, a distance of 96.26 feet; 30) South 41°37'02" East, a distance of 308.95 feet; thence South 63°08'03" West, a distance of 366.35 feet to the point of beginning.

LESS AND EXCEPTING from the herein above described Parcel 2, the following described property:

A parcel of land situate in the Southwest quarter of Section 9, and the Northwest quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at the intersection of the South line of the Southwest quarter of said Section 9, and the Westerly line of a Stansbury Park Improvement District parcel, recorded as Entry No. 335721, said point being South 89°42'06" West along the South line of said Section 9, a distance of 874.07 feet (basis of bearing being South 89°42'06" West along the South line of the Southwest quarter of Section 9, Township 2 South, Range 4 West, Salt Lake Base and Meridian) from the Tooele County Dependent Resurvey Monument marking the South quarter corner of said Section 9 and running thence South 61°06'15" West along the boundary of said Stansbury Park Improvement parcel, a distance of 210.46 feet; thence South 88°55'22" West, a distance of 258.09 feet; thence North 00°49'00" East, a distance of 104.27 feet to the South section line of said Section 9; thence North 01°12'44" East, a distance of 1031.90 feet to the Southerly line of the Kennecott Utah Copper parcel, recorded as Entry No. 329649, said parcel line also being the Northerly line of the Mill Creek Canal/Ditch; thence running Easterly along said ditch line the following five (5) courses: 1) South 25°18'47" East, a distance of 82.58 feet; 2) North 78°11'03" East, a distance of 126.96 feet; 3) South 67°49'32" East, a distance of 321.44 feet; 4) North 77°18'48" East, a distance of 328.81 feet; 5) South 74°38'58" East, a distance of 344.75 feet; thence South 38°59'38" West, a distance of 489.53 feet to the Northerly corner of said Stansbury Park Improvement Parcel; thence running Southwesterly along the boundary line of said parcel the following two (2) courses: 1) South 38°59'38" West, a distance of 577.40 feet; 2) South 61°06'15" West, a distance of 23.00 feet to the point of beginning.

Parcel Identification Numbers 14-091-0-0001, 14-091-0-0002, 14-091-0-0003, 14-091-0-0004, 14-091-0-0005, 14-091-0-0006, 14-091-0-0007, 14-091-0-0008, 14-091-0-0009, 05-035-0-0024, 05-035-0-0029, 05-034-0-0064, 05-034-0-0078, 05-034-0-0073, 05-034-0-0081, 05-027-0-0029(for reference purposes only)

B. The following to the extent owned by Grantor.

A parcel of land situate in the South half of Section 9, and the North half of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at the intersection of the South line of the Southeast quarter of said Section 9, and the Northerly line of Old Mill PUD Phase 1, recorded and on file in the office of the Tooele County Recorder's office as Entry No. 221626, said point being North 89°56'09" East along the North line of said Section 16, a distance of 787.49 feet (basis of bearing North 89°56'09" East along the North line of the Northeast quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian) from the Tooele County Dependent Resurvey Monument marking the North quarter corner of said Section 16 and running thence along the Northerly line of said Old Mill PUD Phase 1 Subdivision South 63°08'03" West, a distance of 1218.99 feet; thence South 26°52'00" East, a distance of 82.00 feet; thence South 54°41'07" East, a distance of 9.84 feet; thence South 62°47'46" West, a distance of 449.82 feet; thence South 62°46'14" West, a distance of 133.38 feet; thence North 27°10'09" West, a distance of 18.75 feet; thence South 62°34'10" West, a distance of 1212.48 feet; thence North 30°36'02" West, a distance of 70.11 feet; thence North 62°34'10" East, a distance of 1336.62 feet; thence North 00°49'35" West, a distance of 661.52 feet to the Southeast corner of a Stansbury Park Improvement District parcel, recorded as Entry No. 335721; thence along the boundaries of said parcel the following two (2) courses: (1) North 27°18'58" East, a distance of 585.85 feet; (2) North 50°42'34" West, a distance of 54.70 feet; thence North 38°59'38" East, a distance of 489.53 feet to the Southerly line of the Kennecott Utah Copper parcel, recorded as Entry No. 329649, said parcel line also being the Northerly line of the Mill Creek Canal/Ditch; thence running Easterly along said ditch line the following eighteen (18) courses: (1) South 74°38'58" East, a distance of 80.80 feet; (2) South 45°00'50" East, a distance of 114.41 feet; (3) North 90°00'00" East, a distance of 248.35 feet; (4) South 73°30'11" East, a distance of 81.38 feet; (5) North 30°35'29" East, a distance of 73.82 feet; (6) North 87°23'55" East, a distance of 63.64 feet; (7) South 46°08'14" East, a distance of 104.21 feet; (8) North 66°48'41" East, a distance of 66.02 feet; (9) North 26°34'34" East, a distance of 64.60 feet; (10) South 72°15'48" East, a distance of 151.71 feet; (11) South 23°45'35" East, a distance of 78.90 feet; (12) South 40°29'59" East, a distance of 155.75 feet; (13) South 04°16'06" West, a distance of 64.08 feet; (14) South 50°43'27" East, a distance of 36.15 feet; (15) North 86°49'18" East, a distance of 45.87 feet; (16) South 48°41'18" East, a distance of 196.47 feet; (17) South 15°26'26" East, a distance of 84.25 feet; (18) South 57°55'49" East, a distance of 109.15 feet; thence South 63°08'03" West, a distance of 437.16 feet to the point of beginning.

Ent: 397505 - Pg 1 of 5  
Date: 4/11/2014 3:21:00 PM  
Fee: \$34.00  
Filed By: eCASH  
Jerry M. Houghton, Recorder  
Tooele County Corporation  
For: Cottonwood Title Insurance Agency, Inc.

When recorded mail to and mail tax notices to:

Penelope Rose, LLC  
c/o Micah W. Peters  
732 E. Northcrest Drive  
Salt Lake City, UT 84013

SPECIAL WARRANTY DEED

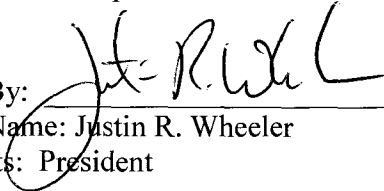
**LEUCADIA FINANCIAL CORPORATION**, a Utah corporation, formerly known as Terracor, Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby convey and warrant against all claiming by, through or under Grantor, but not otherwise, to **PENELOPE ROSE, LLC**, a Utah limited liability company, whose address is set forth above, the real property situated in Tooele County, State of Utah, which is more particularly described on **Exhibit A** attached hereto.

Together with and subject to all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all covenants, conditions and restrictions, easements and rights of way of record.

DATED this 3 day of April, 2014.

- Pins: 14-091-0-0001
- 14-091-0-0002
- 14-091-0-0003
- 14-091-0-0004
- 14-091-0-0005
- 14-091-0-0006
- 14-091-0-0007
- 14-091-0-0008
- 14-091-0-0009
- 05-035-0-0024
- 05-035-0-0029
- 05-034-0-0064
- 05-034-0-0078
- 05-034-0-0073
- 05-034-0-0081
- 05-027-0-0029

LEUCADIA FINANCIAL CORPORATION,  
a Utah corporation

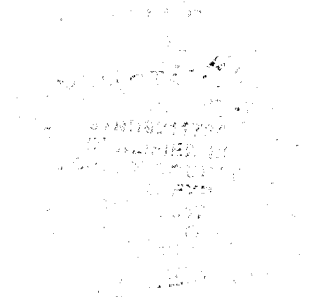
By:   
Name: Justin R. Wheeler  
Its: President

STATE OF New York )  
 : ss.  
COUNTY OF Bronx )

This instrument was acknowledged before me on April 3, 2014, by Justin R. Wheeler, the President of Leucadia Financial Corporation, a Utah corporation.

Josephine Nunez  
Notary Public  
Residing at: Bronx, New York

**JOSEPHINE NUNEZ**  
**NOTARY PUBLIC-STATE OF NEW YORK**  
**No. 01NU6211786**  
**Qualified in Bronx County**  
**My Commission Expires September 21, 2017**



**EXHIBIT A**

The following real property situated in Tooele County, Utah.

A.

A parcel of land situate in the West half of Section 16 and the East half of Section 17, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at a point South 89°42'06" West along the section line a distance of 302.79 feet and South 0°17'54" East, perpendicular to said section line a distance of 548.42 feet from the North quarter corner of Section 16, Township 2 South, Range 4 West, of the Salt Lake Base and Meridian, and running thence along the Old Mill P.U.D. Phase 2 Subdivision, per Entry No. 240318 the following two (2) courses and distances: 1) South 26°52'00" East 82.00 feet; 2) South 54°41'07" East 9.84 feet to the boundary line of Starside Phase 2 Parcel 9 P.U.D., per Entry No. 283256; thence along the boundary line and extension thereof said subdivision the following three (3) courses and distances: 1) South 62°47'46" West 449.82 feet; 2) South 26°43'09" West 334.32 feet; 3) South 14°36'35" West along said boundary line and the extension thereof 711.24 feet; thence South 30°22'18" East 687.01 feet to the Northerly right of way line of S.R. 138, a public road; thence Southwesterly along said right-of-way line the following three (3) courses and distances: 1) South 63°21'12" West 1945.95 feet to a point on a 11540.21 foot radius curve to the left, 2) thence Southwesterly along the arc of said curve through a central angle of 3°33'00", a distance of 715.01 feet (Note: chord bears South 61°34'25" West 714.89 feet); 3) South 59°47'37" West 345.51 feet; thence North 30°06'40" West 1642.17 feet to the Northwest corner of Parcel 9 P.U.D. Commercial Phase 1, per Entry No. 218364; thence North 62°34'10" East along the North line of said subdivision and the extension thereof 1176.67 feet to the West line of the Stansbury Improvement District parcel, per Entry No. 362367; thence along the boundary line of said parcel the following three (3) courses and distances: 1) South 26°49'40" East 182.82 feet; 2) North 62°44'32" East 198.55 feet; 3) North 26°49'40" West 183.41 feet; thence North 62°34'10" East 2571.89 feet; thence North 63°06'27" East 26.65 feet to the point of beginning.

LESS AND EXCEPTING from the herein above described Parcel 1, any public roadways lying within the bounds of Parcel 9, P.U.D. Commercial Phase 1, a Planned Unit Development of Tooele County.

B. The following to the extent owned by Grantor.

A parcel of land situate in the South half of Section 9, and the North half of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at the intersection of the South line of the Southeast quarter of said Section 9, and the Northerly line of Old Mill PUD Phase 1, recorded and on file in the office of the Tooele County Recorder's office as Entry No. 221626, said point being North 89°56'09" East along the North line of said Section 16, a distance of 787.49 feet (basis of bearing North 89°56'09" East along the North line of the Northeast quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian) from the Tooele County Dependent Resurvey Monument marking the North quarter corner of said Section 16 and running thence along the Northerly line of said Old Mill PUD Phase 1 Subdivision South 63°08'03" West, a distance of 1218.99 feet; thence South 26°52'00" East, a distance of 82.00 feet; thence South 54°41'07" East, a distance of 9.84 feet; thence South 62°47'46" West, a distance of 449.82 feet; thence South 62°46'14" West, a distance of 133.38 feet; thence North 27°10'09" West, a distance of 18.75 feet; thence South 62°34'10" West, a distance of 1212.48 feet; thence North 30°36'02" West, a distance of 70.11 feet; thence North 62°34'10" East, a distance of 1336.62 feet; thence North 00°49'35" West, a distance of 661.52 feet to the Southeast corner of a Stansbury Park Improvement District parcel, recorded as Entry No. 335721; thence along the boundaries of said parcel the following two (2) courses: (1) North 27°18'58" East, a distance of 585.85 feet; (2) North 50°42'34" West, a distance of 54.70 feet; thence North 38°59'38" East, a distance of 489.53 feet to the Southerly line of the Kennecott Utah Copper parcel, recorded as Entry No. 329649, said parcel line also being the Northerly line of the Mill Creek Canal/Ditch; thence running Easterly along said ditch line the following eighteen (18) courses: (1) South 74°38'58" East, a distance of 80.80 feet; (2) South 45°00'50" East, a distance of 114.41 feet; (3) North 90°00'00" East, a distance of 248.35 feet; (4) South 73°30'11" East, a distance of 81.38 feet; (5) North 30°35'29" East, a distance of 73.82 feet; (6) North 87°23'55" East, a distance of 63.64 feet; (7) South 46°08'14" East, a distance of 104.21 feet; (8) North 66°48'41" East, a distance of 66.02 feet; (9) North 26°34'34" East, a distance of 64.60 feet; (10) South 72°15'48" East, a distance of 151.71 feet; (11) South 23°45'35" East, a distance of 78.90 feet; (12) South 40°29'59" East, a distance of 155.75 feet; (13) South 04°16'06" West, a distance of 64.08 feet; (14) South 50°43'27" East, a distance of 36.15 feet; (15) North 86°49'18" East, a distance of 45.87 feet; (16) South 48°41'18" East, a distance of 196.47 feet; (17) South 15°26'26" East, a distance of 84.25 feet; (18) South 57°55'49" East, a distance of 109.15 feet; thence South 63°08'03" West, a distance of 437.16 feet to the point of beginning.



C.

A parcel of land situate in the West half of Section 16 and the East half of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said parcel located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at a point South 89°42'06" West along the section line a distance of 683.44 feet and South 0°17'54" East perpendicular to said section line a distance of 2577.82 feet from the North quarter corner of Section 16, Township 2 South, Range 4 West, of the Salt Lake Base and Meridian, and running thence along the Northerly right of way line of S.R. 138, a public road; thence Southwesterly along said right-of-way line the following three (3) courses and distances: 1) South 63°21'12" West 1572.96 feet to a point on a 11540.21 foot radius curve to the left; 2) thence Southwesterly along the arc of said curve through a central angle of 03°33'00" a distance of 715.01 feet (Note: chord bears South 61°34'25" West 714.89 feet); 3) South 59°47'37" West 345.51 feet; thence North 30°06'40" West 1642.17 feet to the Northwest corner of Parcel 9 P.U.D. Commercial Phase 1, per Entry No. 218364 in Book 922 at Page 259 on file in the office of the Tooele County Recorder; thence North 62°34'10" East along the North line of said subdivision and the extension thereof 1176.67 feet to the West line of the Stansbury Improvement District parcel, per Entry No. 362637; thence along the

boundary line of said parcel the following three (3) courses and distances: 1) South 26°49'40" East 182.82 feet; 2) North 62°44'32" East 198.55 feet; 3) North 26°49'40" West 183.41 feet; thence North 62°34'10" East 802.77 feet; thence South 30°36'02" East 681.29 feet; thence South 78°28'14" East 472.92 feet; thence South 85°50'46" East 113.66 feet; thence South 30°14'40" East 596.31 feet to the Northerly right of way line of said S.R. 138, and to the point of beginning.

LESS AND EXCEPTING from the herein above described parcel, any public roadways lying within the bounds of Parcel 9, P.U.D. Commercial Phase 1, a Planned Unit Development of Tooele County.

D.

A parcel of land situate in the Northwest quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at a point South 89°42'06" West along the North section line of said section a distance of 659.22 feet and South 0°17'54" East, perpendicular to said section line a distance of 831.08 feet from the North quarter corner of Section 16, Township 2 South, Range 4 West, of the Salt Lake Base and Meridian, and running thence along the boundary line of Starside Phase 2, Parcel 9 P.U.D. per Entry No. 283256; thence along the boundary line and extension thereof of said subdivision the following two (2) courses and distances: 1) South 26°43'09" East 334.32 feet; 2) South 14°36'35" West along said boundary line and the extension thereof 711.24 feet; thence South 30°22'18" East 687.01 feet to the Northerly right of way line of S.R. 138, a public road; thence Southwesterly along said right-of-way line South 63°21'12" West 372.99 feet; thence North 30°14'40" West 596.31 feet; thence North 85°50'46" West 113.66 feet; thence North 78°28'14" West 472.92 feet; thence North 30°36'02" West 611.18 feet; thence North 62°34'10" East 1212.48 feet; thence South 27°10'09" East 18.75 feet; thence North 62°46'14" East 133.38 feet to the point of beginning.

Parcel Identification Numbers 14-091-0-0001, 14-091-0-0002, 14-091-0-0003, 14-091-0-0004, 14-091-0-0005, 14-091-0-0006, 14-091-0-0007, 14-091-0-0008, 14-091-0-0009, 05-035-0-0024, 05-035-0-0029, 05-034-0-0064, 05-034-0-0078, 05-034-0-0073, 05-034-0-0081, 05-027-0-0029(for reference purposes only)