

WARRANTY DEED

RESPA

T-28967A
TAX PARCEL NO. 02-128-0-0029

TOOELE ASSOCIATES LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP grantor
of Tooele County of TOOEELE, State of UTAH

hereby, CONVEY and WARRANT to

ZENITH TOOEELE, LLC grantee
of 2040 Murray-Holladay Rd., County of TOOEELE State of UTAH
Suite 204
Salt Lake City, Utah 84117

For the sum of \$10.00 dollars and other good and valuable considerations.
The follow described tract of land in TOOEELE County, State of UTAH to-wit:

SEE ATTACHED LEGAL

Subject to easements, restrictions, rights of way appearing of record or enforceable in law and equity.

WITNESS the hands of said grantor(s), this 24 day of JUNE, 2018.

TOOELE ASSOCIATES LIMITED PARTNERSHIP, A
WASHINGTON LIMITED PARTNERSHIP

BY:
ITS:

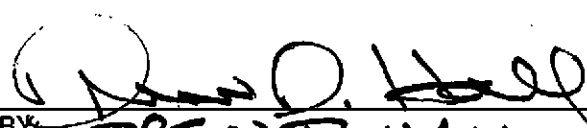

DREW D. HALL
Managing Partner

Exhibit "A"
(Legal Description)

A part of the Southeast quarter of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian; beginning at the East Quarter Corner of said Section; and running thence South 00°14'08" East 1876.65 feet along the section line; thence South 89°45'52" West 2003.63 feet; thence North 00°14'08" West, 1,874.97 feet to the East-West Quarter Section Line; thence North 89°43'00" East 2,003.63 feet along said East-West Quarter Section Line to the Point of Beginning.

Less that portion of 400 West (Franks Drive) dedicated in Overlake Estates 1C Subdivision recorded March 2, 1998, Entry No. 107635 in the Tooele County Recorder's Office out of 2-128-27 for 2019 Year.

The following is shown for information purposes only: 02-128-0-0029

Contact:
Zenith Tooele LLC
8371 South State Street
Suite 202
Sandy, UT 84070
(801) 913-5959

QUIT-CLAIM DEED

Affected Parcels: 02-128-0-0013
02-128-0-0026
02-128-0-0034
02-128-0-0036
02-128-0-000R
21-009-0-0004
21-009-0-0005
21-003-0-0024
21-003-0-0025
21-003-0-0038
21-003-0-0039
21-003-0-000R

TOOELE CITY CORPORATION, a Utah municipal corporation and charter city, **Grantor**, of 90 North Main Street, City of Tooele, County of Tooele, State of Utah, who received interest as **TOOELE CITY CORPORATION**, pursuant to Quit-Claim Deed dated May 7, 2020, and recorded June 10, 2020, as Entry No. 512373 in the Tooele County Recorder's Office (see "Exhibit A"),

Hereby QUIT-CLAIMS all right and interest to

ZENITH TOOEELE LLC, a Utah limited liability company, **Grantee**, of 8371 South State Street, Suite 202, Sandy, UT 84070, County of Salt Lake, State of Utah, for the sum of \$10.00 (ten dollars) and other good and valuable consideration, the following described tract of land in the County of Tooele, State of Utah, to wit:

See "Legal Description" (attached hereto as part of "Exhibit A").

Subject to easements, restrictions, and rights-of-way appearing of record or enforceable in law or in equity.

Witness the hand of Grantor this 23 day of June, 2022.

By: Debra E. Winn
Debra E. Winn, Tooele City Mayor

ATTEST:



Holly Potter, Deputy Tooele City Recorder

APPROVED AS TO FORM:

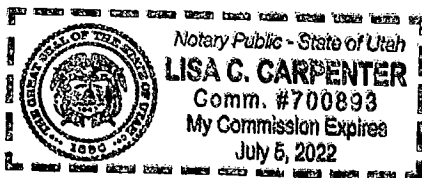


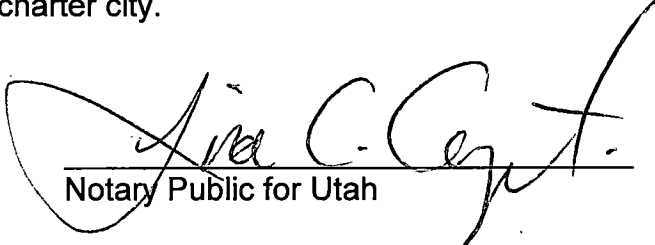


Roger Evans Baker, Tooele City Attorney

STATE OF UTAH)
 :SS.
COUNTY OF TOOEELE)

On the date first above written personally appeared before me, **Debra E. Winn**, Tooele City Mayor, the signer of this Quit-Claim Deed, who duly acknowledged to me that she executed the same with full authority to sign on behalf of Tooele City Corporation, Grantor, a Utah municipal corporation and charter city.





Notary Public for Utah

Exhibit A

QUIT-CLAIM DEED

Tax Parcel No. Unassigned (Road)

TOOELE COUNTY, a body corporate and politic of the State of Utah, who received interest as TOOELE COUNTY, pursuant to Warranty Deed dated January 31, 1912 and recorded November 22, 1912, as Entry No. 142669 in Book, 3H, at page 267 of Tooele County Recorder's Office, grantor
(SEE EXHIBIT A)

of TOOELE County of TOOELE State of Utah, hereby

QUIT-CLAIM all right title and interest to

TOOELE CITY CORPORATION, grantee

OF 90 North Main Street
Tooele, UT 84074

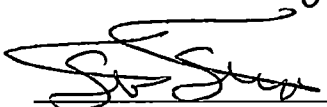
County of TOOELE, State of UTAH

for the sum of \$10.00 dollars and other good and valuable considerations.
the following described tract of land in
County of TOOELE, State of Utah, to-wit:

See attached "Legal Description".

Subject to easements, restrictions, right of ways appearing of record or enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 7th day of ~~March~~ May 2020.

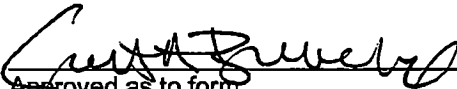


TOOELE COUNTY, A BODY CORPORATE
AND POLITIC OF THE STATE OF UTAH
By: TOM TRIPP, Tooele County Commission
Chairman

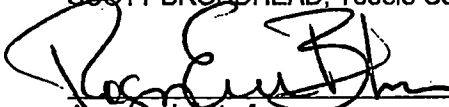
ATTEST:



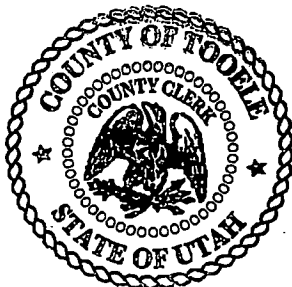
MARILYN GILLETTE, Tooele County Clerk



Approved as to form.
SCOTT BROADHEAD, Tooele County Attorney



Approved as to form.
ROGER BAKER, Tooele City Attorney

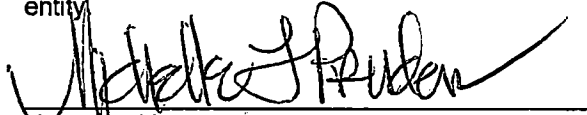


STATE OF UTAH
COUNTY OF TOOELE

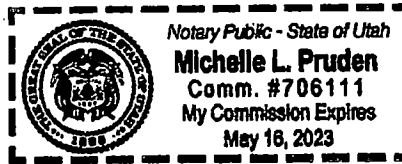
{
{ SS.
{

On the 7th day of ~~March~~ May 2020
personally appeared before me
TOOELE COUNTY, A BODY CORPORATE AND POLITIC OF
THE STATE OF UTAH by TOM TRIPP, Tooele County
Commission Chairman
the signer(s) of the within instrument who duly acknowledged to
me that he executed the same by authority and in behalf said
entity

My Commission Expires:



Notary Public
Residing at Tooele, Utah



LEGAL DESCRIPTION

Commencing at the center of Section 17, in Township 3 South, Range 4 West, and extending thence West 80 rods, thence South 2 rods, thence East 158 rods, thence South 158 rods, thence East 2 rods, thence North 160 rods, thence West 80 rods, to place of beginning, containing four acres in said section 17.

2-128-26
2-128-34
2-128-36
21-9-4
21-9-5
2-128-13
21-3-24
21-3-25
21-3-38
21-3-39
21-3-R

EXHIBIT "A"
Tooele County, Utah

3H/267

TO ALL TO WHOM THESE PRESENTS SHALL COME GREETING:

WHEREAS, CHARLES FELT of the County of Tooele, heretofore purchased from the State of Utah, the lands hereinafter described, pursuant to the laws of said State in such case made and provided.

AND WHEREAS, the said Charles Felt has paid for said lands, pursuant to the Conditions of said Sale, and the laws of the State duly enacted in relation thereto, the sum of (One Hundred) Dollars, and all legal interest thereon accrued, as fully appears by the certificate of the proper officer now on file in the office of the Secretary of State of the State of Utah,

NOW THEREFOR, I HEBER M. WELLS, GOVERNOR, in consideration of the premises, and by virtue of the power and authority vested in me by the laws of the State of Utah, in such case made and provided, do issue this PATENT, in the name and by the authority of the State of Utah, hereby granting and confirming unto the said Charles Felt and to his heirs and assigns, forever, the following piece or parcel of land, situated in the County of Tooele State aforesaid, to-wit:

The South West quarter of the North-East quarter and the North-west quarter of the South-east quarter of Section Sixteen, in Township Nine South of Range Nineteen West of the Salt Lake Meridian, containing Eighty acres according to the said certificate.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Charles Felt and to his heirs and assigns forever, subject to any easement or right of way of the public, to use all such highways as have hitherto been established according to law, over the same, or any part thereof.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the great seal of the State of Utah to be hereunto affixed. DONE at Salt Lake City, this 30th day of November, in the year of our Lord one thousand nine hundred and One, and of the Independence of the United States of America the one hundred and Twenty-sixth and in the Sixth year of the State of Utah.

By the Governor Heber M. Wells.

J. F. Hammond, Secretary of State. (SEAL)

Recorded Patent Book "C" : Byron Croo, Secretary of the State Board of Land
Page 1. : Commissioners.
No. 1001.

#142659

Recorded at the request of Wm. S. Marks, Nov 20th, 1912 at 11-30 A.M.

Paul Brown
County Recorder

WARRANTY DEED.

Wm. W. Nelson and Eliza Nelson, his wife, grantors of Tooele County of Tooele, State of Utah, hereby CONVEY AND WARRANT to TOOELE COUNTY grantee of Tooele, Utah, for the sum of One Dollar and other valuable considerations, the following described tract of land in Tooele County, State of Utah:

Commencing at the center of Section 17, in Township 3 South, Range 4 West and extending thence West 80 rods, thence South 2 rods, thence East 158 rods, thence South 158 rods, thence East 2 rods, thence North 160 rods, thence West 60 rods, to place of beginning, containing four acres in said section 17.

WITNESS, the hands of said grantors, this 31st day of January, A.D. 1912.

Signed in the presence of W.W. Nelson, Eliza R. Nelson.
Wm. S. Marks.

STATE OF UTAH,)
County of Tooele.)SS.

On the 31st day of January A.D. 1912, personally appeared before me Wm. W. Nelson and Eliza R. Nelson, his wife the Signers of the above instrument, who duly acknowledged to me that they executed the same.

My commission expires June 19th, 1912. (SEAL) Wm. S. Marks Notary Public.

#142669

Recorded at the request of Matthew D. Ajax, Nov 23rd, 1912 at 2-30 P.M.

Paul Brown
County Recorder

Exhibit A, Page 4 of 4

See Book 111 Pages 44-49

