

Mail Recorded Deed and Tax Notice To:
GRNOBL Western Acres, LLC, a Utah limited liability company
181 South 750 West
North Salt Lake, UT 84054



File No.: 148813-DMP

SPECIAL WARRANTY DEED

WALH, LLC, a Utah limited liability company

GRANTOR(S) of Highland, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

GRNOBL Western Acres, LLC, a Utah limited liability company

GRANTEE(S) of North Salt Lake, 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 Tooele County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 02-126-0-0029, 02-123-0-0018, 02-123-0-0033, 02-123-0-0032 and 02-123-0-0031 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]



Dated this 30th day of September, 2021.


WALH, LLC, a Utah limited liability company
By: TACE, LLC, a Utah limited liability company
Its: Manager

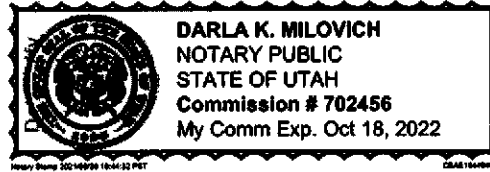
BY: Bart Brockbank
Signed on 2021/09/30 16:44:32 -050
Bart Brockbank
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 30th day of September, 2021, before me, personally appeared Bart Brockbank, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of TACE, LLC, a Utah limited liability company which entity is named as Manager to WALH, LLC, a Utah limited liability company. This act was performed via remote online audio-visual communication.


Signed on 2021/09/30 16:44:32 -050
Notary Public



D500F0C1-01BC-41E4-B784-E364100037D6 --- 2021/09/30 16:38.11 -0500 --- Remote Notary



EXHIBIT A
Legal Description

A tract of land being situate in the Northwest quarter of Section 15, and the Northeast quarter of Section 16, Township 3 South, Range 4 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point North 00°01'31" West along the section line a distance of 30.00 feet to the South line of Overpass Point Subdivision, being on file with the office of the Tooele County Recorder; and along the boundary of said subdivision the following two (2) courses: (1) North 89°53'10" East 350.73 feet; (2) North 00°00'05" East 1223.87 feet; from the West quarter of said Section 15 and running thence continuing along the boundary of said subdivision the following two (2) courses: (1) North 00°00'05" East 523.94 feet; (2) North 65°42'31" West 457.88 feet; thence North 43°58'38" East 927.02 feet to the North line of said Section 15; thence North 89°44'13" East along said section line a distance of 570.50 feet to the West right-of-way line of Copper Canyon Drive; thence along said right-of-way line the following three (3) courses: (1) South 775.73 feet to the point of a tangent 462.00 foot radius curve to the right; (2) along said curve a distance of 306.35 feet through a central angle of 37°59'34" (chord bears South 18°59'47" West 300.77); (3) South 37°59'34" West 263.92 feet; thence North 52°00'26" West 8.00 feet; thence Northwesterly 46.34 feet along the arc of a 29.50 foot radius non-tangent curve to the left (chord bears North 07°00'26" West 41.72 feet); thence North 52°00'26" West 28.50 feet; thence Southwesterly 53.41 feet along the arc of a 34.00 foot radius tangent curve to the left (chord bears South 82°59'34" West 48.08 feet); thence South 37°59'34" West 208.13 feet; thence Southwesterly 118.66 feet along the arc of a 125.50 foot radius tangent curve to the right (chord bears South 65°04'44" West 114.29 feet); thence North 87°50'06" West 67.76 feet; thence North 02°09'54" East 31.81 feet; thence North 87°50'06" West 156.76 feet to the point of beginning.





Special Warranty Deed 2.pdf

DocVerify ID: D500F0C1-01BC-41E4-B784-E364100037D6
 Created: September 30, 2021 10:38:11 -8:00
 Pages: 3
 Remote Notary: Yes / State: UT

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E-Signature Summary

E-Signature 1: Bart Brockbank (BJB)
 September 30, 2021 10:44:32 -8:00 [DC85FB6C8F5D] [24.2.93.7]
 bart@r2ventures.com (Principal) (Personally Known)

E-Signature Notary: Darla K Milovich (DKM)
 September 30, 2021 10:44:32 -8:00 [CBAE16449464] [69.27.10.22]
 darla@cottonwoodtitle.com
 I, Darla K Milovich, did witness the participants named above electronically sign this document.



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