

Mail Recorded Deed and Tax Notice To:
Tooele Industrial Land Holdings, LLC
423 West Broadway, Suite 230
Salt Lake City, UT 84101



**COTTONWOOD
TITLE**

File No.: 151356-MCY

SPECIAL WARRANTY DEED

**GB Tooele Land Holdings, LLC, a Utah limited liability company, as to an undivided 50% interest,
Bridger Bolinder, as to an undivided 25% interest, and
Garry Boone Bolinder, as to an undivided 25% interest**

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

Tooele Industrial Land Holdings, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, 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.: 02-145-0-0019 and 02-145-0-0023 (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 18th day of November, 2021.

GB Tooele Land Holdings, LLC,
a Utah limited liability company,

BY: Michael D. Batt
Michael D. Batt, Manager


STATE OF UTAH

COUNTY OF SALT LAKE

On this 18th day of November, 2021, before me, personally appeared Michael D. Batt, 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 GB Tooele Land Holdings, LLC, a Utah limited liability company.

Jake Jackson
Notary Public

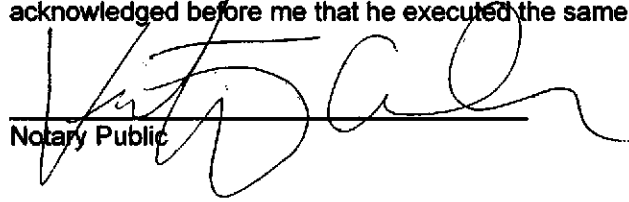


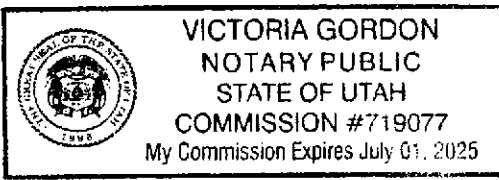

Bridger Bolinder

STATE OF UTAH

COUNTY OF TOOELE

On this 18th day of November, 2021, before me, personally appeared Bridger Bolinder, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.


Notary Public



Garry Boone Bolinder
Garry Boone Bolinder

STATE OF UTAH

COUNTY OF TOOELE

On this 18th day of November, 2021, before me, personally appeared Garry Boone Bolinder, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same.

Victoria Gordon
Notary Public

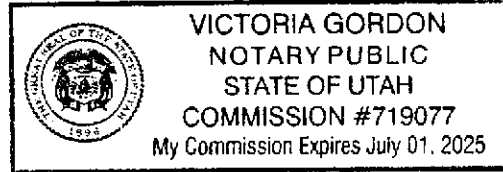


EXHIBIT A
Legal Description

PARCEL 1:

BEGINNING AT THE CENTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING ALSO NORTH 00°19'26" WEST 2641.32 FEET ALONG CENTER OF SECTION LINE FROM SOUTH 1/4 CORNER OF SAID SECTION, AS ESTABLISHED BY STATE COORDINATE DEPENDENT RESURVEY & RUNNING THENCE SOUTH 00°19'26" EAST 22.36 FEET ALONG SAID CENTER OF SECTION LINE; THENCE NORTH 89°28'55" WEST 42.78 FEET; THENCE SOUTH 1°15'07" EAST 560.26 FEET; THENCE SOUTH 89°42'33" WEST 2175.90 FEET TO A POINT ON EAST RIGHT OF WAY LINE OF UTAH STATE HWY 112; THENCE NORTH 34°53'23" WEST 634.08 FEET ALONG SAID EAST LINE; THENCE NORTH 89°42'33" EAST 1575.46 FEET; THENCE NORTH 00°17'27" WEST 60.00 FEET TO A POINT ON NORTH LINE OF SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 89°42'33" EAST 993.86 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL 2:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN.

ALSO:

BEGINNING AT THE CENTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH ALONG THE 1/4 SECTION LINE 1320.86 FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE EAST ALONG SAID NORTH LINE 2646.36 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 18; THENCE SOUTH ALONG SAID EAST LINE 1320.87 FEET MORE OR LESS TO THE 1/4 SECTION LINE; THENCE WEST ALONG SAID 1/4 SECTION LINE 1322.70 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE SOUTH 0°18'29" EAST 41.02 FEET TO A FENCE; THENCE ALONG SAID FENCE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°56'34" WEST 86.81 FEET; (2) NORTH 85°35'22" WEST 12.48 FEET; (3) NORTH 89°28'55" WEST 1223.26 FEET; THENCE LEAVING SAID FENCE AND RUNNING NORTH 0°19'26" WEST 22.37 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE RAILROAD RIGHT OF WAY KNOWN AS THE ABANDONED WARNER BRANCH OF THE WESTERN PACIFIC RAILROAD COMPANY, AS DISCLOSED BY VARIOUS INSTRUMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO THAT CERTAIN DONATIVE QUITCLAIM DEED RECORDED JANUARY 12, 1994 AS ENTRY NO. 61883 IN BOOK 366 AT PAGE 742 IN THE TOOELE COUNTY RECORDER'S OFFICE.