

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



File No.: 149552-MCY

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## SPECIAL WARRANTY DEED

**Tooele Associates, Limited Partnership, a Wyoming limited partnership**

**GRANTOR(S)** of Tooele, 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**

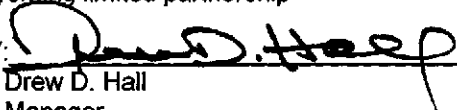
**TAX ID NO.:** 02-138-0-0003, 02-145-0-0012, 02-145-0-0015 and 02-145-0-0016 (for reference purposes only)

**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 15<sup>th</sup> day of December, 2021.


Tooele Associates, Limited Partnership, a  
Wyoming limited partnership

BY:   
Drew D. Hall  
Manager

STATE OF UTAH

COUNTY OF TOOELE

On this 15 day of December, 2021, before me, personally appeared Drew D. Hall, 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 Tooele Associates, Limited Partnership, a Wyoming limited partnership.

  
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Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

The South Half of the Southeast Quarter of Section 7, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

**PARCEL 2:**

Beginning at a point on the North line of the Southwest 1/4 of Section 18, Township 3 South, Range 4 West, Salt Lake Base and Meridian, which is also North 0°19'26" West 2641.32 feet along the East Line of the Southwest 1/4 and South 89°42'33" West 1325.14 feet, more or less, (the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 18) from the South 1/4 corner; and running thence South 0°17'27" East 60 feet; thence South 89°42'33" West, more or less, 1233.18 feet to a point on the East right of way line of State Highway 112; thence North 34°53'23" West 72.89 feet along said East line to a point on the North line of the Southwest 1/4 of said Section; thence North 89°42'33" East, more or less, 1285.56 feet along said North line of the Southwest 1/4 to the point of beginning.

**PARCEL 3:**

That part of the East Half of the West Half of Section 18, Township 3 South, Range 4 West, Salt Lake Base and Meridian, lying North of the Western Pacific Railroad right of way.

**PARCEL 4:**

The North Half of the Northeast Quarter of Section 18, Township 3 South, Range 4 West, Salt Lake Base and Meridian.

**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.