

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED TO:**

13571151
2/18/2021 3:05:00 PM \$40.00
Book - 11121 Pg - 458-461
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

**Jennifer Ames
1505 S. Redwood Rd.
Salt Lake City, Utah 84101**

SENT TAX NOTICES TO:

(Tax Identification No. 26-15-201-006-0000)

SPECIAL WARRANTY DEED

MIDGLEY INVESTMENTS, LLC, a Utah limited liability company, with its principal office at 7644 South State Street, Midvale, County of Salt Lake, State of Utah 84047 (“**Grantor**”), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby **CONVEY and WARRANT** against all who claim by, through, or under the Grantor to **Danville LLC**, a Nevada limited liability company, with its principal office at 1505 South Redwood Road, Salt Lake City, Utah 84104 (“**Grantee**”), certain land being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the “**Land**”), together with (i) all improvements, if any, located thereon, (ii) any and all rights, privileges and easements appurtenant to the Land, and (iii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, **SUBJECT TO** all reservations contained in this Deed and all encumbrances of record, all building codes and other applicable laws, ordinances and governmental regulations affecting the Land and all other matters reasonably identifiable from an inspection or survey of the Land.

Pursuant to that certain Special Warranty Deed dated December 23, 2016, and recorded in the records of the Salt Lake County Recorder’s office on December 23, 2016, as Entry No. 12441130 in Book No. 10514 at page 5323-5327, the Land is subject to a prior reservation of (i) all oil, gas and minerals under or appurtenant to the Land, together with all rights to use or extract the same, except that the holder of said mineral estate does not have the right to enter upon or disturb the first 500 feet below the surface of the Land to use or extract the same, and (ii) all water flowing or located under, within, or over, and all water rights or water shares in any way connected or associated with or appurtenant to, the Land; together with all rights to use or extract the same, except that the holder of such rights shall not have the right to enter upon or disturb the first 500 feet below the surface of the Land to use or extract the same, nor does the holder have the right to use the surface of the Land in connection with the rights reserved herein.

Pursuant to that certain Amended and Restated Deed dated October 16, 2002, and recorded in the records of the Salt Lake County Recorder’s office on December 2, 2002, as Entry No. 8442505 in Book No. 8695 at page 7730-7757, Grantee agree that the provisions of Paragraph 10 of Exhibit B to said Deed from Kennecott Utah Copper Corporation, as grantor, to OM Enterprises Company, as grantee, including, without limitation, the “Well Prohibition Covenant” [which prohibits drilling of water wells on the land] and the “Subsequent Transfer Covenant” [which requires that the Well Prohibition Covenant be inserted in all future deeds for such land] (as such terms are defined in such Paragraph 10), are hereby incorporated into this Deed and shall be binding on Grantee, its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: 2-9-2021

GRANTOR:

MIDGLEY INVESTMENTS, a Utah limited liability company

By 
Name: Jay Bryan Midgley
Title: Manager

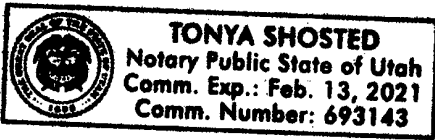
ACKNOWLEDGMENT

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

On 2-9-21, personally appeared before me, a Notary Public, J. Bryan Midgley
the Manager of MIDGLEY INVESTMENTS, LLC, a Utah limited liability
company, personally known or proved to me to be the person whose name is subscribed to the above
instrument who acknowledged to me that he executed the above instrument on behalf of MIDGLEY
INVESTMENTS, LLC, a Utah limited liability company.

WITNESS my hand and official Seal.

Tonya Shosted
Notary Public in and for said State
My commission expires: 2-13-21



[SEAL]

**EXHIBIT A
TO SPECIAL WARRANTY DEED**

Legal Description

LOT C-120, DAYBREAK COMMERCE PARK PLAT 4 AMENDING PARCEL A OF THE KENNECOTT DAYBREAK PARK PLAT 2 AND LOT B1 AND DRGRR PARCEL OF THE KENNECOTT MASTER SUBDIVISION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON DECEMBER 23, 2016 AS ENTRY NO. 12440459 IN BOOK 2016P AT PAGE 340.

Tax Parcel No.: 26-15-201-006-0000