

WHEN RECORDED MAIL TO:

Laron R. Huddleston  
7026 South Sunburst Circle  
Cottonwood Heights, Utah 84121

Ent: 280573 - Pg 1 of 3  
Date: 3/21/2007 12:58 PM  
Fee: \$17.00 CREDIT CARD  
Filed By: RGL  
CALLEEN B PESHELL, Recorder  
Tooele County Corporation  
For: B & D TITLE COMPANY

B-15255  
TAX ID#: 14-25-1, 14-25-4 & 5-34-C-10

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**WARRANTY DEED**  
(PARTNERSHIP)

IRONWOOD REAL ESTATE, L.L.C.

GRANTOR(S)

of ERDA City, County of TOOELE, State of UTAH, hereby convey(s) and warrant(s)

TO

LARON R. HUDDLESTON AND MARGO COATES HUDDLESTON, HUSBAND AND WIFE, AS JOINT TENANTS

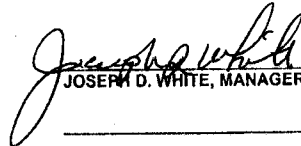
GRANTEE(S)

of COTTONWOOD HEIGHTS City, County of SALT LAKE, State of UTAH, for the sum of  
\*\*\*\*\*TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION\*\*\*\*\*  
the following described tract of land in TOOELE, State of UTAH:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.  
Subject to easements, restrictions, and rights of way appearing of record or enforceable in law and equity.

WITNESS the hand(s) of said grantor(s) this 21st day of March 2007.

IRONWOOD REAL ESTATE, L.L.C.

  
\_\_\_\_\_  
JOSEPH D. WHITE, MANAGER

STATE OF UTAH)

ss.

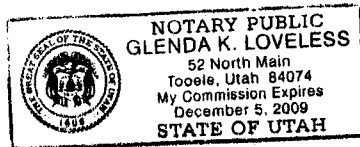
COUNTY OF TOOELE)

On the 21st day of March 2007, personally appeared before me JOSEPH D. WHITE who being by me duly sworn, did say, that he is/are MANAGER of IRONWOOD REAL ESTATE, L.L.C., a Partnership, and that he, the said JOSEPH D. WHITE is/are duly authorized to sign the foregoing instrument as MANAGER.

  
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Glenda K. Loveless Notary Public

Commission Expires: December 5, 2009

Residing in: Tooele, Utah



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**EXHIBIT "A"****Legal Description:****PARCEL I**

Lots 1 and 4 , MILLPOND PLAZA-COMMERCIAL P.U.D. AMENDMENT NO. 1 SUBDIVISION, A Subdivision of Tooele County, according to the official plat thereof, recorded in the office of the County Recorder of Tooele County, Utah.

**PARCEL II**

Beginning at a point South 10°05'59" West 1677.27 feet from the Northeast corner of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian; thence South 48°58'50" East 77.74 feet; thence South 44°47'00" West 306.54 feet to a point on the edge of the Mill Pond; thence traversing along said Mill Pond North 69°23'46" West 21.92 feet; thence leaving said Mill Pond North 44°47'00" East 184.02 feet; thence North 48°25'00" West 57.76 feet; thence North 44°49'40" East 129.62 feet to the point of beginning.

**TOGETHER WITH** a perpetual right-of-way and easement for ingress and egress and utilities over and across Lot 5 of MILLPOND PLAZA-COMMERCIAL P.U.D. AMENDMENT NO. 1 SUBDIVISION and across Stansbury Greenbelt Area described as follows:

Beginning at a point which lies South 00°07'45" East 1597.63 feet along the West Section line of Section 15, and West 19.78 feet from the Northwest corner of Section 15, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and thence following Greenbelt, North 44°20'48" West 25.92 feet; thence leaving said Greenbelt North 44°47'00" East 5.38 feet to the point of curvature of a 25.00 foot radius curve to the left; thence Northwesterly 38.89 feet along the arc of said curve through a central angle of 89°07'48"; thence South 44°20'48" East 50.89 feet; thence South 44°45'55" East 58.94 feet to the point on the arc of a 25.00 foot non-tangent curve to the left (Bearing to Radius=South 45°14'05" West); thence Northwesterly 39.47 feet along the arc of said curve through a central angle of 90°27'05"; thence South 44°47'00" West 4.80 feet to a point lying on Greenbelt; thence North 44°45'55" West 34.09 feet to the point of beginning. (AFFECTS PARCELS I & II)

**TOGETHER WITH** a perpetual easement for the purposes of egress and ingress, for access and repairing, replace and operating an underground utilities over, across and under the lands in Tooele County, Utah, which are more particularly described as follows:

That portion of the original Lot 1, Millpond Plaza Commercial P.U.D. lying within the following description:

Commencing at the Tooele County surveyor's monument representing the Northwest corner of Section 15, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running thence South  $0^{\circ}07'45''$  East 1,706.72 feet along the West line of said Section; thence South  $89^{\circ}52'15''$  West 244.25 feet to the POINT OF BEGINNING which is also the Northwest corner of Lot 2, Millpond Plaza Commercial P.U.D. Amendment No. 1; thence South  $45^{\circ}13'00''$  East 43.73 feet to the point of curvature of a 45.00 foot non-tangent curve to the left, (center bears South  $65^{\circ}17'18''$  East 45.00 feet); thence southerly along said arc 55.81 feet (chord bears South  $10^{\circ}49'05''$  East 52.30 feet); thence North  $45^{\circ}13'00''$  West 86.89 feet; thence North  $44^{\circ}47'00''$  East 29.55 feet to the POINT OF BEGINNING.  
(AFFECTS PARCEL 2)

Tax ID #: 14-25-1