

Ent: 397505 - Pg 1 of 5
Date: 4/11/2014 3:21:00 PM
Fee: \$34.00
Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: Cottonwood Title Insurance Agency, Inc.

When recorded mail to and mail tax notices to:

Penelope Rose, LLC
c/o Micah W. Peters
732 E. Northcrest Drive
Salt Lake City, UT 84013

SPECIAL WARRANTY DEED

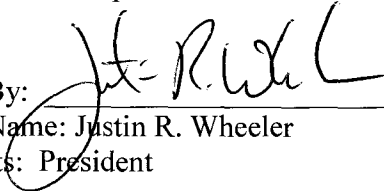
LEUCADIA FINANCIAL CORPORATION, a Utah corporation, formerly known as Terracor, Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby convey and warrant against all claiming by, through or under Grantor, but not otherwise, to **PENELOPE ROSE, LLC**, a Utah limited liability company, whose address is set forth above, the real property situated in Tooele County, State of Utah, which is more particularly described on **Exhibit A** attached hereto.

Together with and subject to all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all covenants, conditions and restrictions, easements and rights of way of record.

DATED this 3 day of April, 2014.

- Pins: 14-091-0-0001
- 14-091-0-0002
- 14-091-0-0003
- 14-091-0-0004
- 14-091-0-0005
- 14-091-0-0006
- 14-091-0-0007
- 14-091-0-0008
- 14-091-0-0009
- 05-035-0-0024
- 05-035-0-0029
- 05-034-0-0064
- 05-034-0-0078
- 05-034-0-0073
- 05-034-0-0081
- 05-027-0-0029

LEUCADIA FINANCIAL CORPORATION,
a Utah corporation

By: 
Name: Justin R. Wheeler
Its: President

STATE OF New York)
)
) : ss.
COUNTY OF Bronx)

This instrument was acknowledged before me on April 3, 2014, by Justin R. Wheeler, the President of Leucadia Financial Corporation, a Utah corporation.

Josephine Nunez
Notary Public
Residing at: Bronx, New York

JOSEPHINE NUNEZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01NU6211786
Qualified in Bronx County
My Commission Expires September 21, 2017

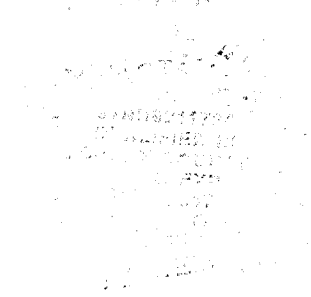


EXHIBIT A

The following real property situated in Tooele County, Utah.

A.

A parcel of land situate in the West half of Section 16 and the East half of Section 17, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at a point South 89°42'06" West along the section line a distance of 302.79 feet and South 0°17'54" East, perpendicular to said section line a distance of 548.42 feet from the North quarter corner of Section 16, Township 2 South, Range 4 West, of the Salt Lake Base and Meridian, and running thence along the Old Mill P.U.D. Phase 2 Subdivision, per Entry No. 240318 the following two (2) courses and distances: 1) South 26°52'00" East 82.00 feet; 2) South 54°41'07" East 9.84 feet to the boundary line of Starside Phase 2 Parcel 9 P.U.D., per Entry No. 283256; thence along the boundary line and extension thereof said subdivision the following three (3) courses and distances: 1) South 62°47'46" West 449.82 feet; 2) South 26°43'09" West 334.32 feet; 3) South 14°36'35" West along said boundary line and the extension thereof 711.24 feet; thence South 30°22'18" East 687.01 feet to the Northerly right of way line of S.R. 138, a public road; thence Southwesterly along said right-of-way line the following three (3) courses and distances: 1) South 63°21'12" West 1945.95 feet to a point on a 11540.21 foot radius curve to the left, 2) thence Southwesterly along the arc of said curve through a central angle of 3°33'00", a distance of 715.01 feet (Note: chord bears South 61°34'25" West 714.89 feet); 3) South 59°47'37" West 345.51 feet; thence North 30°06'40" West 1642.17 feet to the Northwest corner of Parcel 9 P.U.D. Commercial Phase 1, per Entry No. 218364; thence North 62°34'10" East along the North line of said subdivision and the extension thereof 1176.67 feet to the West line of the Stansbury Improvement District parcel, per Entry No. 362367; thence along the boundary line of said parcel the following three (3) courses and distances: 1) South 26°49'40" East 182.82 feet; 2) North 62°44'32" East 198.55 feet; 3) North 26°49'40" West 183.41 feet; thence North 62°34'10" East 2571.89 feet; thence North 63°06'27" East 26.65 feet to the point of beginning.

LESS AND EXCEPTING from the herein above described Parcel 1, any public roadways lying within the bounds of Parcel 9, P.U.D. Commercial Phase 1, a Planned Unit Development of Tooele County.

B. The following to the extent owned by Grantor.

A parcel of land situate in the South half of Section 9, and the North half of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at the intersection of the South line of the Southeast quarter of said Section 9, and the Northerly line of Old Mill PUD Phase 1, recorded and on file in the office of the Tooele County Recorder's office as Entry No. 221626, said point being North 89°56'09" East along the North line of said Section 16, a distance of 787.49 feet (basis of bearing North 89°56'09" East along the North line of the Northeast quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian) from the Tooele County Dependent Resurvey Monument marking the North quarter corner of said Section 16 and running thence along the Northerly line of said Old Mill PUD Phase 1 Subdivision South 63°08'03" West, a distance of 1218.99 feet; thence South 26°52'00" East, a distance of 82.00 feet; thence South 54°41'07" East, a distance of 9.84 feet; thence South 62°47'46" West, a distance of 449.82 feet; thence South 62°46'14" West, a distance of 133.38 feet; thence North 27°10'09" West, a distance of 18.75 feet; thence South 62°34'10" West, a distance of 1212.48 feet; thence North 30°36'02" West, a distance of 70.11 feet; thence North 62°34'10" East, a distance of 1336.62 feet; thence North 00°49'35" West, a distance of 661.52 feet to the Southeast corner of a Stansbury Park Improvement District parcel, recorded as Entry No. 335721; thence along the boundaries of said parcel the following two (2) courses: (1) North 27°18'58" East, a distance of 585.85 feet; (2) North 50°42'34" West, a distance of 54.70 feet; thence North 38°59'38" East, a distance of 489.53 feet to the Southerly line of the Kennecott Utah Copper parcel, recorded as Entry No. 329649, said parcel line also being the Northerly line of the Mill Creek Canal/Ditch; thence running Easterly along said ditch line the following eighteen (18) courses: (1) South 74°38'58" East, a distance of 80.80 feet; (2) South 45°00'50" East, a distance of 114.41 feet; (3) North 90°00'00" East, a distance of 248.35 feet; (4) South 73°30'11" East, a distance of 81.38 feet; (5) North 30°35'29" East, a distance of 73.82 feet; (6) North 87°23'55" East, a distance of 63.64 feet; (7) South 46°08'14" East, a distance of 104.21 feet; (8) North 66°48'41" East, a distance of 66.02 feet; (9) North 26°34'34" East, a distance of 64.60 feet; (10) South 72°15'48" East, a distance of 151.71 feet; (11) South 23°45'35" East, a distance of 78.90 feet; (12) South 40°29'59" East, a distance of 155.75 feet; (13) South 04°16'06" West, a distance of 64.08 feet; (14) South 50°43'27" East, a distance of 36.15 feet; (15) North 86°49'18" East, a distance of 45.87 feet; (16) South 48°41'18" East, a distance of 196.47 feet; (17) South 15°26'26" East, a distance of 84.25 feet; (18) South 57°55'49" East, a distance of 109.15 feet; thence South 63°08'03" West, a distance of 437.16 feet to the point of beginning.

C.

A parcel of land situate in the West half of Section 16 and the East half of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said parcel located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at a point South 89°42'06" West along the section line a distance of 683.44 feet and South 0°17'54" East perpendicular to said section line a distance of 2577.82 feet from the North quarter corner of Section 16, Township 2 South, Range 4 West, of the Salt Lake Base and Meridian, and running thence along the Northerly right of way line of S.R. 138, a public road; thence Southwesterly along said right-of-way line the following three (3) courses and distances: 1) South 63°21'12" West 1572.96 feet to a point on a 11540.21 foot radius curve to the left; 2) thence Southwesterly along the arc of said curve through a central angle of 03°33'00" a distance of 715.01 feet (Note: chord bears South 61°34'25" West 714.89 feet); 3) South 59°47'37" West 345.51 feet; thence North 30°06'40" West 1642.17 feet to the Northwest corner of Parcel 9 P.U.D. Commercial Phase 1, per Entry No. 218364 in Book 922 at Page 259 on file in the office of the Tooele County Recorder; thence North 62°34'10" East along the North line of said subdivision and the extension thereof 1176.67 feet to the West line of the Stansbury Improvement District parcel, per Entry No. 362637; thence along the

boundary line of said parcel the following three (3) courses and distances: 1) South 26°49'40" East 182.82 feet; 2) North 62°44'32" East 198.55 feet; 3) North 26°49'40" West 183.41 feet; thence North 62°34'10" East 802.77 feet; thence South 30°36'02" East 681.29 feet; thence South 78°28'14" East 472.92 feet; thence South 85°50'46" East 113.66 feet; thence South 30°14'40" East 596.31 feet to the Northerly right of way line of said S.R. 138, and to the point of beginning.

LESS AND EXCEPTING from the herein above described parcel, any public roadways lying within the bounds of Parcel 9, P.U.D. Commercial Phase 1, a Planned Unit Development of Tooele County.

D.

A parcel of land situate in the Northwest quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at a point South 89°42'06" West along the North section line of said section a distance of 659.22 feet and South 0°17'54" East, perpendicular to said section line a distance of 831.08 feet from the North quarter corner of Section 16, Township 2 South, Range 4 West, of the Salt Lake Base and Meridian, and running thence along the boundary line of Starside Phase 2, Parcel 9 P.U.D. per Entry No. 283256; thence along the boundary line and extension thereof of said subdivision the following two (2) courses and distances: 1) South 26°43'09" East 334.32 feet; 2) South 14°36'35" West along said boundary line and the extension thereof 711.24 feet; thence South 30°22'18" East 687.01 feet to the Northerly right of way line of S.R. 138, a public road; thence Southwesterly along said right-of-way line South 63°21'12" West 372.99 feet; thence North 30°14'40" West 596.31 feet; thence North 85°50'46" West 113.66 feet; thence North 78°28'14" West 472.92 feet; thence North 30°36'02" West 611.18 feet; thence North 62°34'10" East 1212.48 feet; thence South 27°10'09" East 18.75 feet; thence North 62°46'14" East 133.38 feet to the point of beginning.

Parcel Identification Numbers 14-091-0-0001, 14-091-0-0002, 14-091-0-0003, 14-091-0-0004, 14-091-0-0005, 14-091-0-0006, 14-091-0-0007, 14-091-0-0008, 14-091-0-0009, 05-035-0-0024, 05-035-0-0029, 05-034-0-0064, 05-034-0-0078, 05-034-0-0073, 05-034-0-0081, 05-027-0-0029(for reference purposes only)