

Ent: 438919 - Pg 1 of 3  
Date: 11/7/2016 12:47:00 PM  
Fee: \$65.00  
Filed By: eCASH  
Jerry M. Houghton, Recorder  
Tooele County Corporation  
For: First American - Salt Lake Escrow

**AFTER RECORDING, PLEASE RETURN TO:**  
Saddleback Pastures, L.C.  
P.O. Box 540478  
North Salt Lake, UT 84054

File #: 5757252

**SPECIAL WARRANTY DEED**

Tooele County Tax Parcel Nos.: 04-071-0-0022, 04-071-0-0025, 05-016-0-0005, 05-016-0017, and 05-016-0-0026

FOR GOOD AND VALUABLE CONSIDERATION, **SKULL VALLEY COMPANY, LTD, a Utah limited partnership, as to an undivided 28.65%; UINTAH LAND COMPANY, L.C., a Utah limited liability company, as to an undivided 58.13%; BEAVER CREEK INVESTMENTS, L.C., a Utah limited liability company, as to an undivided 8.50%; and ARIMO CORPORATION, an Idaho corporation, as to an undivided 4.72%** (collectively, the "Grantors"), having an address of 925 West 100 North, Suite F, P.O. Box 540478, North Salt Lake, Utah, 84054, hereby CONVEY AND WARRANT, against those claiming by, through and under the Grantors and not otherwise, to **SADDLEBACK PASTURES, L.C., a Utah limited liability company** (the "Grantee"), all of the Grantors' right, title and interest in and to that certain tract of land located in Tooele County, State of Utah, as more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof

SUBJECT TO all restrictions, reservations, easements and other matters of record and taxes for the current year and thereafter.

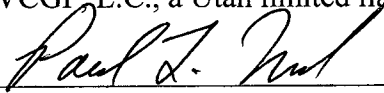
TO HAVE AND TO HOLD the same, together with all tenements, hereditaments, and appurtenances thereunto belonging, unto the Grantee, and its successors and assigns, forever.

DATED as of this 3rd day of November, 2016.

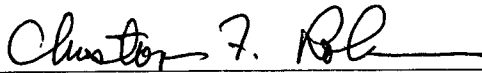
**GRANTORS:**

**SKULL VALLEY COMPANY, LTD,**  
A Utah limited liability company

By: FREED SVCGP, L.C., a Utah limited liability company, as General Partner

By:   
Paul L. Freed, Manager

By: ROBINSON SVCGP, L.C., a Utah limited liability company, as General Partner

By:   
Christopher F. Robinson, Manager

UINTAH LAND COMPANY, L.C.,  
A Utah limited liability company

By: Christopher F. Robinson  
Christopher F. Robinson, Manager

BEAVER CREEK INVESTMENTS, L.C.,  
A Utah limited liability company

By: Christopher F. Robinson  
Christopher F. Robinson, Manager

ARIMO CORPORATION,  
An Idaho corporation

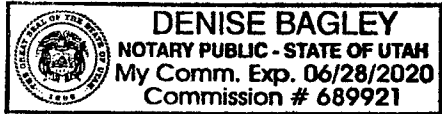
By: Christopher F. Robinson  
Christopher F. Robinson, President

STATE OF UTAH )  
 ) :ss.  
COUNTY OF Davis )

The foregoing instrument was signed before me this 3<sup>rd</sup> day of November, 2016, by Paul L. Freed, the Manager of Freed SVCGP, L.C.

Denise Bagley  
NOTARY PUBLIC  
Residing at: Salt Lake City

My Commission Expires:  
06/28/2020

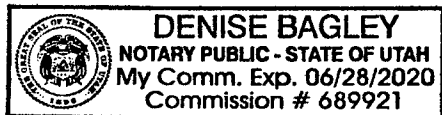


STATE OF UTAH )  
 ) :ss.  
COUNTY OF Utah )

The foregoing instrument was signed before me this 3<sup>rd</sup> day of November, 2016, by Christopher F. Robinson, the Manager of Robinson SVCGP, L.C., a Manager of Uintah Land Company, L.C., and a Manager of Beaver Creek Investments, L.C., and the President of Arimo Corporation.

Denise Bagley  
NOTARY PUBLIC  
Residing at: Salt Lake City

My Commission Expires:  
06/28/2020



**EXHIBIT "A"**

Pastures at Saddleback P.U.D. Plat 3

Beginning at a point which lies South 00°23'14" West along the section line 351.04 feet and West 813.71 feet from the North Quarter Corner of Section 1, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, (basis of bearing being South 00°23'14" West between the North Quarter Corner and South Quarter Corner of Section 1, T2S, R4W), said point also being on the westerly right-of-way line of the Union Pacific Railroad, and running thence North 89°28'52" West 360.84 feet; thence South 89°33'47" West 347.43 feet; thence northerly along the arc of a 464.00 foot radius non-tangent curve to the right, the center of which bears North 83°08'47" East, through a central angle of 00°47'03", a distance of 6.35 feet; thence North 06°04'10" West 67.50 feet; thence South 83°56'13" West 66.00 feet; thence North 89°28'52" West 163.71 feet; thence North 24°35'12" West 88.11 feet; thence North 10°49'35" West 343.96 feet; thence North 39°21'29" West 70.00 feet; thence northeasterly along the arc of a 540.00 foot radius non-tangent curve to the right, the center of which bears South 39°21'29" East, through a central angle of 13°57'09", a distance of 131.50 feet; thence North 04°10'12" West 728.31 feet; thence North 02°05'40" West 121.40 feet; thence easterly along the arc of a 230.00 foot radius non-tangent curve to the right, the center of which bears South 26°37'37" East, through a central angle of 24°31'58", a distance of 98.48 feet; thence North 87°54'20" East 34.50 feet; thence northeasterly along the arc of a 20.00 foot radius tangent curve to the left, the center of which bears North 02°05'40" West, through a central angle of 90°00'00", a distance of 31.42 feet; thence North 87°54'20" East 66.00 feet; thence southeasterly along the arc of a 20.00 foot radius non-tangent curve to the left, the center of which bears North 87°54'20" East, through a central angle of 90°00'00", a distance of 31.42 feet; thence North 87°54'20" East 260.00 feet; thence northeasterly along the arc of a 20.00 foot radius tangent curve to the left, the center of which bears North 02°05'40" West, through a central angle of 90°00'00", a distance of 31.42 feet; thence North 87°54'20" East 434.81 feet more or less to said westerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line the following three (3) courses and distances: 1) South 01°27'29" East 1,174.14 feet to the north line of the Northwest Quarter said Section 1, 2) South 89°24'10" East along the section line 50.00 feet, and 3) South 01°27'23" East 359.92 feet to the point of beginning.

Containing 1,419,244 Square Feet or 32.58 Acres, 47 Lots, 3 Open Space Parcels, and 4 streets.

Tooele County Tax Parcel Nos.: 04-071-0-0022, 04-071-0-0025, 05-016-0-0005, 05-016-0017, and 05-016-0-0026