

WHEN RECORDED MAIL TO:

Grantee(s)
Tooele Investors, LLC
505 Park Avenue, Suite 403
New York, NY 10022

Entry #: 471753
08/01/2018 08:07 AM WARRANTY DEED
Page: 1 of 2
FEE: \$15.00 BY: US TITLE INSURANCE AGENCY
Jerry Houghton, Tooele County, Utah Recorder

WARRANTY DEED

File No. TO92924AD
APN 03-024-0-0005, 03-024-0-0009

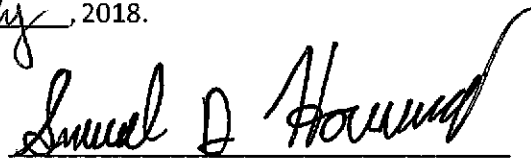
Samuel D. Howard, Grantor(s),
of Erda, Tooele County, State of Utah, hereby convey(s) and warrant(s) to

Tooele Investors, LLC, a Utah limited liability company Grantee(s), of
New York City, State of New York, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Tooele County, Utah, to wit:

See Attached Exhibit "A"

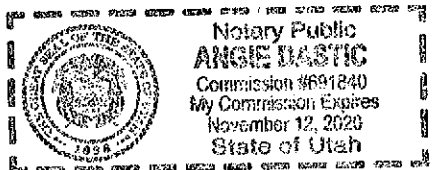
Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity. Water Rights appurtenant to the land conveyed herein are being conveyed pursuant to that certain Water Right Deed delivered and recorded contemporaneously herewith.

Witness the hand(s) of said Grantor(s) this 31 day of July, 2018.


Samuel D. Howard

State of Utah)
County of Tooele) :SS

The foregoing instrument was acknowledged before me this 31 day of July, 2018, by Samuel D. Howard.



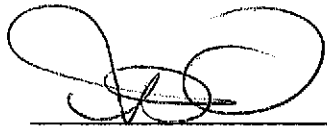

Notary Public
My commission expires: 11-12-20

Exhibit A

Parcel 1:

A parcel of land lying in the Northeast quarter of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, more particularly described as follows:

Commencing at the center quarter corner of said Section 15, said point also being the real point of beginning; thence North 00°17'13" West along the North-South mid Section line a distance of 1320.23 feet; thence North 89°44'29" East along the South line of the North half of the Northeast quarter a distance of 1320.93 feet; thence South 00°19'16" East along the East line of the Southwest quarter of the Northeast quarter of a distance of 1321.38 feet; thence South 89°47'28" West along the East-West mid Section a distance of 1321.72 feet to the real point of beginning.

Parcel 2:

A parcel of land lying in the Northeast quarter of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah, more particularly described as follows:

Commencing at the East quarter corner of said Section 15; thence South 89°47'28" West along the East-West mid Section line a distance of 33.00 feet to the real point of beginning; thence continuing along the East-West mid Section line South 89°47'28" West a distance of 1288.72 feet; thence North 00°19'16" West along the West line of the Southeast quarter of the Northeast quarter a distance of 1321.38 feet; thence North 89°44'29" East along the North line of the Southeast quarter of the Northeast quarter a distance of 1287.93 feet to a point on the West right of line of Droubay Road; thence South 00°21'19" East along a line that is parallel and 33.00 feet West of the East line of Section 15; a distance of 1322.50 feet to the point of beginning.

Less and excepting therefrom that portion of the subject property as disclosed by that certain Special Warranty Deed recorded April 30, 2013 as Entry No. 383647, being described as follows:

A parcel of land, lying and situate in the Northeast quarter of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah. Parcel being one particularly described as follows:

Commencing at the East quarter corner of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence South 89°47'28" West along the East/West midsection line a distance of 33.00 feet to the Point of Beginning; thence South 89°47'28" West along the East/West midsection line 150.00 feet; thence North 00°21'19" West 110.00 feet; thence North 89°47'28" East 150.00 feet to a point on the West right of way line of Droubay Road; thence South 00°21'19" East 110.00 feet along a line that is more or less parallel and 33.00 feet West of the East line of Section 15 to the Point of Beginning.

Tax Parcel #'s: 03-024-0-0005, 03-024-0-0009