

EXHIBIT B

WHEN RECORDED, MAIL TO:

Mayor Brent K. Marshall
Grantsville City
429 East Main Street
Grantsville, Utah 84029

WATER FACILITIES QUIT CLAIM DEED

TOOELE COUNTY, UTAH, a body corporate and politic of the state of Utah ("Grantor"), hereby conveys and quit claims to GRANTSVILLE CITY, UTAH, a municipal corporation of the state of Utah, whose mailing address is 429 East Main Street, Grantsville, Utah 84029 ("Grantee"), for Ten Dollars (\$10.00) and other good and valuable consideration, all of Grantor's right, title and interest in and to all water facilities currently being used by or useful to Grantee in providing water service to and within the real property identified in Exhibit A attached hereto, including all wells, casings, pumps, sources of electrical supply, SCADA equipment, meters, pipelines, storage tanks, conduits, structures, tools, equipment and materials, and all facilities functionally related or appurtenant to the foregoing, including without limitation the following:

1. The Hunsaker Well, described as follows:

An existing 16-inch culinary water well, with an approximate capacity of 245 gpm, and commonly referred to as the Hunsaker Well, together with the related casing, pump, pump house, measuring device and all appurtenant equipment and facilities,

which well and related equipment and facilities are situated on the property identified on Exhibit B attached hereto,

[and including the real property on which the Hunsaker well is situated, as describe in Exhibit B attached hereto,]

2. The Deseret Peak Water Transmission Line, described as follows:

3. South Willow Tank described as follows:

An existing cement water storage tank with a capacity of approximately 1 million gallons, and commonly referred to as the "South Willow Tank," together with all related valves, measuring devices and all appurtenant equipment and facilities,

which tank and related equipment and facilities are situated on the property identified on Exhibit 3 attached hereto,

4. Security fencing, posts and appurtenances around the Hunsaker Well and South Willow Tank

TOGETHER WITH: (i) all easements, rights-of-way, and appurtenances running with or pertaining thereto, and (ii) all of Grantor's right, title and interest in any land lying in any street, road or avenue in front of or adjoining the above-described property.

IN WITNESS WHEREOF, Grantor has executed this Water Facilities Quit Claim Deed this 20 day of NOVEMBER, 2019.

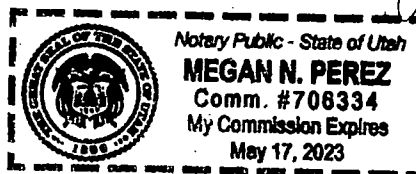
TOOELE COUNTY, UTAH


Thomas Tripp,
Chair, Tooele County Commission

STATE OF UTAH)
 :SS
COUNTY OF TOOELE)

On this 20th day of November, 2019, personally appeared before me Thomas Tripp, personally known to me to be the Chair of the Tooele County Commission, who acknowledged to me that he signed the foregoing instrument as Chair of the Tooele County Commission, and acknowledged to me that Tooele County, Utah executed the same.


NOTARY PUBLIC



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EXHIBIT A

Real property located in Tooele County, Utah, described as follows:

Located in Sections 1, 2, 3, 4, 8, 9, 10, 11 and 12, all in Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, being more particularly described as follows:

Beginning at the northwest corner of Section 3, said Township and Range, and running thence along the north line of said Section 3 the following two (2) courses: 1) North $89^{\circ}40'35''$ east 2,661.22 feet to the north quarter corner of said Section 3 and 2) North $89^{\circ}40'35''$ east 2,661.22 feet to the northeast corner of said Section 3; thence along the north line of Section 2, said Township and Range the following two (2) courses; 1) North $89^{\circ}40'35''$ east 2,661.02 feet to the north quarter corner of said Section 2 and 2) North $89^{\circ}41'01''$ east 534.79 feet more or less to an extension of the south line of the Los Angeles and Salt Lake Railroad Parcel per the Miller Motor Sports Business Park P.U.D. No. 1 as recorded in the Office of the Tooele County Recorder as Entry No. 324129; thence South $84^{\circ}23'36''$ east along said right-of-way 2,188.65 feet more or less to the east right-of-way line of Sheep Lane; thence South $00^{\circ}39'55''$ east along said right-of-way 1,707.68 feet to the northwest corner of Lot 2, Miller Motor Sports Business Park P.U.D. No. 1; thence along said lot the following three (3) courses: 1) North $89^{\circ}40'28''$ east 1,512.18 feet; 2) South $00^{\circ}19'32''$ east 1,065.00 feet and 3) South $89^{\circ}40'28''$ west 1,505.87 feet to the east right-of-way line of Sheep Lane; thence along said right-of-way the following five (5) courses: 1) South $00^{\circ}39'55''$ east 450.40 feet; 2) Southerly along the arc of a 2,950.00 foot radius tangent curve to the left, the center of which bears North $89^{\circ}20'04''$ east, through a central angle of $23^{\circ}52'31''$, a distance of 1,229.28 feet; 3) South $24^{\circ}32'26''$ east 450.87 feet; 4) Southerly along the arc of a 3,050.00 foot radius tangent curve to the right, the center of which bears South $65^{\circ}27'34''$ west, through a central angle of $24^{\circ}10'13''$, a distance of 1,286.64 feet and 5) South $00^{\circ}22'13''$ east 3,520.49 feet more or less to the north right-of-way line of State Highway 112; thence South $85^{\circ}36'36''$ west 111.94 feet to the South right-of-way line of said State Highway 112 and the east line of Deseret Peak Commercial P.U.D. as recorded in the Office of the Tooele County Recorder's Office as Entry No. 273351; thence South $00^{\circ}07'40''$ east along said east line 747.18 feet to the south line of Section 12, said Township and Range; thence South $89^{\circ}30'40''$ west along said south line 663.08 feet to the southwest corner of said Section 12; thence along the south line of Section 11, said Township and Range the following two (2) courses: 1) South $89^{\circ}30'22''$ west 2,694.70 feet to the south quarter corner of said Section 11 and 2) South $89^{\circ}30'15''$ west 2,694.65 feet to the southwest corner of said Section 11; thence along the south line of Section 10, said Township and Range, the following two (2) courses: 1) South $89^{\circ}30'41''$ west 2691.12 feet to the south quarter corner

of said Section 10 and 2) South $89^{\circ}30'41''$ west 2,691.12 feet to the southeast corner of said Section 10; thence along the south line of Section 9, said Township and Range the following two (2) courses: 1) South $89^{\circ}35'00''$ west 2,642.00 feet to the south quarter corner of said Section 9 and 2) South $89^{\circ}35'00''$ west 2,836.98 feet to the south west corner of said Section 9; thence South $89^{\circ}35'00''$ west along the south section line of Section 8, said Township and Range 1,320.90 feet to the existing boundary line of Grantsville City as created by that certain Hill and Argyle Annexation Plat recorded in the Office of the Tooele County Recorder as Entry No. 22468 in Book 951 at Page 230; thence along said boundary line the following three (3) courses: 1) North $00^{\circ}26'37''$ east 1,340.87 feet, 2) North $89^{\circ}46'00''$ east 1,321.01 feet and 3) North $00^{\circ}27'03''$ east 1,336.65 feet to the east quarter corner of said Section 8 and the original Grantsville City Boundary; thence along said Grantsville City Boundary the following three (3) courses: 1) North $89^{\circ}02'06''$ east 1,817.03 feet, 2) North $00^{\circ}30'40''$ east 2,622.89 feet and 3) North $00^{\circ}18'24''$ east 2,165.57 feet more or less to the south line of the Anderson Ranch Phase 4 Annexation to Grantsville City as recorded in the Office of the Tooele County Recorder as Entry No. 287614; thence along said boundary the following three (3) courses: 1) South $88^{\circ}33'31''$ east 356.72 feet, 2) North $00^{\circ}08'09''$ east 1,820.43 feet and 3) South $89^{\circ}40'20''$ west 360.93 feet to the existing Grantsville City Limits; thence north along said existing Grantsville City Limits 820.54 feet more or less to the northerly right-of-way of State Highway 112, said line also being the southerly line of the Johnson Cattle Co. addition to Grantsville City as recorded in the Office of the Tooele County Recorder as Entry No. 280728; thence along said addition the following five (5) courses: 1) South $55^{\circ}02'32''$ east 2,380.17 feet, 2) Southeasterly along the arc of a 1,1426.16 foot radius tangent curve to the left, the center of which bears North $36^{\circ}47'49''$ east, through a central angle of $04^{\circ}18'00''$, a distance of 857.32 feet, 3) South $59^{\circ}20'32''$ east 1,145.01 feet more or less to the west line of Section 3, said Township and Range, 4) North $00^{\circ}07'30''$ east 290.81 feet to the west quarter corner of Section 3 and 5) North $00^{\circ}08'25''$ east 2654.63 feet to the point of beginning.

EXHIBIT B

HUNSAKER WELL

D.P. Well No. 1 or the "Hunsaker Well" shall mean the initial water well drilled by Tooele County for supply to Grantsville City and the Deseret Peak Complex, which is located in Section 13, in Township 3 South, Range 6 West, Salt Lake Base and Meridian, Tooele County, Utah, being more particularly described as follows:

South 1430 feet West 2760 feet from the Northeast corner, Section 13, Township 3 South, Range 6 West of the Salt Lake Base and Meridian, Tooele County, Utah.

EXHIBIT 03

SOUTH WILLOW TANK

Beginning at a point that is North 00°31'37" East 1053.595 feet along the section line and South 89°28'23" East 2422.854 feet from the Southwest Corner of Section 13, Township 3 South, Range 6 West, Salt Lake Base and Meridian and running thence in a 100.000' radius around said point, containing 0.72 acres.