

# WARRANTY DEED

T-30238

TAX PARCEL NO. 02-128-0-0030-33

TOOELE ASSOCIATES LIMITED PARTNERSHIP

grantor

of TOOELE

County of TOOELE, State of UTAH

hereby, CONVEY and WARRANT to

LEDGER COVE, LLC

grantee

Of PO BOX 95410  
SOUTH JORDAN UT 84095

County of SALT LAKE, State of UTAH

For the sum of \$10.00 dollars and other good and valuable considerations.  
The follow described tract of land in TOOELE County, State of UTAH to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to easements, restrictions, rights of way appearing of record or enforceable in law and equity.

WITNESS the hands of said grantor(s), this 10<sup>th</sup> day of January, 2020.

TOOELE ASSOCIATES LIMITED PARTNERSHIP

Drew D. Hall

BY: DREW D. HALL  
ITS: MANAGING PARTNER

STATE OF UTAH

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ss.

COUNTY OF TOOELE

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On the 10<sup>th</sup> day of Jan., 2020.

Personally appeared before me,

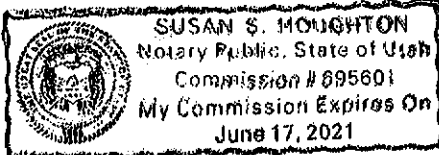
TOOELE ASSOCIATES LIMITED PARTNERSHIP

BY: DREW D. HALL

ITS: MANAGING PARTNER

the signer(s) of within instrument who duly  
acknowledged to me that he executed the same.

Commission Expires:



S. Moughton

NOTARY PUBLIC  
Residing at: TOOELE, UTAH

## LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EAST SECTION LINE; SAID POINT BEING SOUTH 00°14'08" EAST, ALONG THE SECTION LINE, 1876.65 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°14'08" EAST, ALONG SAID EAST SECTION LINE, 717.30 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL CONVEYED IN WARRANTY DEED RECORDED ON NOVEMBER 29, 2006 (TOOELE COUNTY RECORDER'S OFFICE ENTRY#272926); THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°37'59" W 158.17 FEET TO A POINT ON A 39,423.08 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE 443.68 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°38'41", (CHORD BEARS NORTH 89°57'20" WEST, 443.68 FEET); (3) THENCE SOUTH 89°43'20" WEST, 750.72 FEET TO A POINT ON THE CENTER LINE OF AN EASEMENT RECORDED ON OCTOBER 10, 2006 (TOOELE COUNTY RECORDER'S OFFICE ENTRY #269281); THENCE ALONG SAID EASEMENT CENTER LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE NORTH 00°02'00" WEST, 97.29 FEET TO A POINT ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT; (2) THENCE 290.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°27'33" (CHORD BEARS NORTH 27°41'46" EAST, 279.18 FEET); (3) THENCE NORTH 55°25'32" EAST, 433.56 FEET TO A POINT ON A 300.00 FOOT RADIUS CURVE TO THE LEFT; (4) THENCE 56.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°45'33" (CHORD BEARS NORTH 50°02'45" EAST, 56.25 FEET); (5) THENCE NORTH 44°39'58" EAST, 126.45 FEET; THENCE NORTH 89°45'52" EAST, 730.91 FEET TO THE POINT OF BEGINNING.