

WHEN RECORDED, MAIL TO:

Cheney Law Group
2825 E. Cottonwood Pkwy, Suite 500
Cottonwood Heights, UT 84121
Attn: Brian C. Cheney

TAX ID: 01-133-0-0003 & 03-047-0-0011

141668-CAH

**SPECIAL WARRANTY DEED
(Rail Trail)**

THIS SPECIAL WARRANTY DEED (“Deed”) is made as of this 9th day of March, 2021, by **RG LAKEVIEW, LLC**, a Utah limited liability company, whose address is 2265 E. Murray Holladay Road, Holladay, Utah 84117, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS** against all who claim by, through, or under Grantor, to **TOOELE COUNTY**, a political subdivision of the State of Utah, whose address is 47 South Main Street, Tooele, Utah 84074, Grantee, the following described real property, situate in Tooele County and State of Utah, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See Exhibit “A” attached hereto and incorporated herein by this reference.

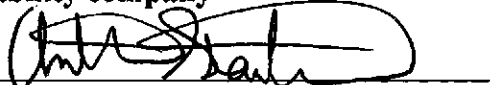
TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.

SUBJECT, HOWEVER, to all easements, rights-of-way, reservations and restrictions, including all minerals and mineral rights of any kind, now of record.

[signature page to follow]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date set forth above.

RG LAKEVIEW, LLC, a Utah limited liability company



By: Anthon Stauffer
Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by Anthon Stauffer, Manager of RG ~~IV~~ ^{LX}, LLC, this 9th day of March, 2021.

Lakeview

WITNESS my hand and official seal.




NOTARY PUBLIC
My Commission Expires:

EXHIBIT A TO SPECIAL WARRANTY DEED

That certain real property in the County of Tooele, State of Utah, more particularly described as follows:

Rail Trail Relocation Description

A parcel of land located in the Southwest Quarter and Southeast Quarter of Section 12, Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, more particularly described as follows:

BEGINNING at a point on the easterly boundary line of the existing Rail Trail as described in that certain Quit Claim Deed recorded as Entry Number 61883 in Book 366 at Page 742 which is 1060.00 feet South $00^{\circ}22'15''$ East along the Section line and 2604.73 feet South $89^{\circ}36'48''$ West from the East Quarter corner of said Section 12, and running thence South $89^{\circ}36'48''$ West 1922.34 feet to the Easterly boundary and right-of-way line of Sheep Lane as shown on that certain Road Dedication Plat for Sheep Lane – SR 112 to SR 138 prepared for Tooele County by Meridian Engineering by Michael W. Nadeau, PLS and dated 2-APR-2019; thence North $00^{\circ}22'15''$ West 35.00 feet along said Road; thence North $89^{\circ}36'48''$ East 1884.92 feet to said Rail Trail; thence South $47^{\circ}17'19''$ East 51.23 feet to the POINT OF BEGINNING.

Containing 1.530 acres, more or less