

WHEN RECORDED MAIL TO AND MAIL TAX
STATEMENTS TO:

WALH, LLC

5255 West 11000 North, Ste 125

Highland, UT 84003

Attention: Bart Brockbank

Tax Id No.: 02-126-0-0029, 02-123-0-0018, 02-123-0-0028, 02-123-0-0040, 02-123-0-0033, 02-123-0-0032,
02-123-0-0031 and 02-125-0-0037

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Western Acres, LLC, a Utah Limited Liability Company as to Parcels 1 through 6 and Parcel 8 and Mountain Vista Development, inc., a Utah Corporation, as to Parcel 7 ("Grantor"), hereby conveys and warrants to WALH, LLC, a Utah limited liability company, whose address is 5255 West 11000 North, Ste 125, Highland, UT 84003 ("Grantee"), that certain real property (the "Property") located in Tooele County, State of Utah, described on Exhibit A attached hereto and by this reference incorporated herein, together with all improvements installed upon the Property and all of the rights and appurtenances pertaining thereto, including, but not limited to, all easements, privileges, entitlements, rights of way and appurtenances benefiting the Property, and any development rights, air rights, mineral, oil and gas and other subsurface rights appurtenant to the Property, and all right, title, and interest of Grantor in and to adjacent streets, alleys easements and rights of way subject, however, to all covenants, conditions, restrictions, reservations, rights, easements and other matters appearing of record with respect to the Property.

GRANTOR:

Western Acres, LLC, a Utah limited liability company

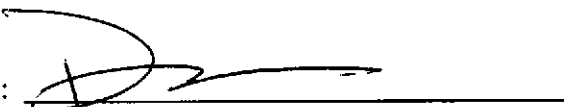
Mountain Vista Development, Inc.,
a Utah Corporation

By: 

Name: Don R. Parker

Title: Manager

Date of Execution: August 27th, 2021

By: 

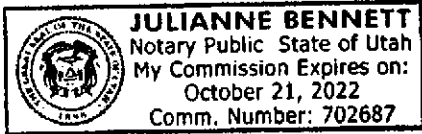
Name: Derek Ellis

Title: Vice President of Finance

Date of Execution: August 27th, 2021

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

The foregoing document was duly acknowledged before me this 27th day of August, 2021, by Don R. Parker in such person's capacity as the Manager of Western Acres, LLC, a Utah limited liability company.

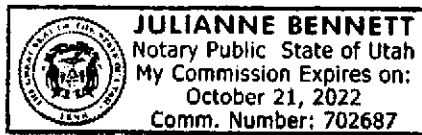


Julianne Bennett

NOTARY PUBLIC

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

The foregoing document was duly acknowledged before me this 27th day of August, 2021, by Derek Ellis in such person's capacity as the Vice President of Finance of Mountain Vista Development, Inc., a Utah corporation.



Julianne Bennett

NOTARY PUBLIC

Exhibit A
to the Special Warranty Deed

Legal Description of the Property

That certain real property located in Tooele County, Utah more particularly described as follows:

PARCEL 1:

That portion of the Northeast quarter of the Northeast quarter of Section 16, Township 3 South, Range 5 West lying South of the Pine Canyon Road right of way and North of Lot 1, Overpass Point Subdivision, a subdivision of Tooele City, according to the official plat thereof, recorded in the office of the Tooele County Recorder, and being further described as being bounded on the Northwest by said Pine Canyon Road, on the East by the East section line of said Section 16 and on the Southwest by said Lot 1, Overpass Point Subdivision.

PARCEL 2:

Beginning at a point which is North 30 feet and North 89°53'05" East 350.78 feet and North 1747.81 feet from the West quarter corner of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian and running thence North 65°42'49" West 387.48 feet, more or less, to the West section line; thence North along the section line to the East side of Pine Canyon Road; thence Northeasterly along said road to the North line of said Section 15; thence East along North section line 425.00 feet, more or less, to the Northeast corner of the property deeded to Nu Team Employees Pension and Profit Sharing Plan recorded as Entry No. 135081 in Book 581 at Page 152 of official records; thence along said property the following 2 courses: (1) Southwesterly 694.12 feet along the arc of a 1793.00 foot radius curve to the left (center bears South 34°41'30" East); (2) thence South 584.03 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of Pine Canyon Road.

PARCEL 3:

Beginning at the West quarter corner of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian and running thence North 89°53'05" East along the quarter section line 1555.62 feet to the property conveyed to Western Acres, L.L.C., in that certain Warranty Deed recorded May 23, 2002 as Entry No. 181832 in Book 756 at Pages 391-392 of Tooele County Recorder; thence along the boundary of said Western Acres, L.L.C. the following two (2) courses: (1) North 30.00 feet; (2) South 89°53'05" West 1556.43 feet to the West section line of said Section 15; thence South 30.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within Canyon Village No. 1.

PARCEL 4:

Beginning at a found 1/2" re-bar and cap marked Hawkes & Associates located at the Southeast corner of Titan Investments' property as surveyed by Hawkes & Associates and recorded in the Tooele County Surveyor's office, said point also being on the North line of a 30 foot wide strip of land, said point being North 89°53'05" East 350.78 feet along the South line of the North half of Section 15, and North 00°06'55" West 30.00 feet from the Tooele County Brass Cap monument marking the West quarter corner of said Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah and running thence North 2331.84 feet along said Titan Investment property to the South boundary line of Pine Canyon Road and a point of the arc of a 1793.00 foot radius curve to the right; thence Northeasterly along said curve 694.12 feet (center bears South 34°41'30" East) thru a central angle of 22°10'51" to a point on a nontangent line; thence South 89°51'39" East 202.81 feet along the South right of way line of said Pine Canyon Road to the Northeast corner of Nu Team Employees Pension and Profit Sharing Plan property; thence South 1330.00 feet to the true point of beginning; thence South 313.77 feet; thence South 89°51'39" East 530 feet; thence South 959.72 feet; thence South 89°53'05" West 637.60 feet to the Southeast corner of the said Nu Team Property; thence along the East boundary line of said Nu Team property the following 10 courses: (1) North 17°44'49" West 219.93 feet; (2) North 40°14'16" West 177.02 feet; (3) North 10°53'27" West 153.06 feet; (4) North 01°20'20" West 312.94 feet; (5) North 08°49'43" West 156.51 feet; (6) North 25°09'09" West 85.00 feet; (7) North 186.00 feet; (8) East 110.00 feet; (9) North 49°47'57" East 78.56 feet; (10) East 215.36 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying East of the West line of Broadway Avenue as dedicated.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within Canyon Village Subdivision Phases 1, 2, 3 and 4.

PARCEL 5:

A parcel of ground located in the Northwest quarter of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah:

Beginning at a found 1/2 inch re-bar cap marked Hawkes & Associates, located at the Southeast corner of Overpass Point Subdivision, a subdivision of Tooele City, according to the official plat thereof, recorded in the office of the Tooele County Recorder, said point also being on the North line of a 30 foot strip of land, said point being North 89°53'05" East 350.78 feet along the South line of the North half of Section 15 and North 00°06'55" West 30.00 feet from the Tooele County Brass Cap monument marking the West quarter corner of said Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian and running thence North 2331.84 feet along said Overpass Point Subdivision to the South boundary line of Pine Canyon Road and a point on the arc of a 1793.00 foot radius curve to the right; thence Northeasterly along said curve 694.12 feet (center bears South 34°41'30" East) thru a central angle of 22°10'51" to a point on a nontangent line; thence South 500 feet; thence West 334.60 feet; thence South 2107.42 feet; thence South 89°53'05" West 297.50 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the following described property:

Beginning at the intersection of the existing North right of way fence of Pine Canyon Road and the West right of way line of Ponderosa Drive at a point North 89°53'05" East 1147.62 feet along the quarter section line and North 2636.01 feet from the West quarter corner of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian and running thence South 340.00 feet along said West right of way line; thence West 210.00 feet; thence North 329.76 feet to said existing North right of way fence; thence Easterly 46.43 feet along the arc of a 1793.00 foot radius curve to the right (Note: long chord bears North 76°44'49" East 46.43 feet; central angle 01°29'01"); thence South 89°51'39" East 164.81 feet to the point of beginning.

PARCEL 6:

A parcel of ground located in the Northwest quarter of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, Tooele County, Utah:

Beginning at a point North 89°53'05" East 297.50 feet from a found 1/2 inch re-bar cap marked Hawkes & Associates, located at the Southeast corner of Overpass Point Subdivision, a subdivision of Tooele City, according to the official plat thereof recorded in the office of the Tooele County Recorder, said point also being on the North line of a 30.00 foot strip of land, said point being the Southeast corner of the property described in that certain Warranty Deed recorded as Entry No. 135081 in Book 581 at Pages 152-153 of Tooele County records, said point being North 89°53'05" East 648.28 feet along the South line of the North half of Section 15 and North 00°06'55" West 30.00 feet from the Tooele County Brass Cap monument marking the West quarter corner of said Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian and running thence North 2107.42 feet; thence East 334.60 feet; thence North 500 feet to the South boundary line of Pine Canyon Road; thence South 89°51'39" East 202.81 feet along said Pine Canyon Road; thence South 1330.00 feet; thence West 215.36 feet; thence South 49°47'57" West 78.56 feet; thence West 110.00 feet; thence South 186.00 feet; thence South 25°09'09" East 85.00 feet; thence South 08°49'43" East 156.51 feet; thence South 01°20'20" East 312.94 feet; thence South 10°53'27" East 153.06 feet; thence South 40°14'16" East 177.02 feet; thence South 17°44'49" East 219.93 feet to the North line of said 30.00 foot strip; thence South 89°53'05" West 429.80 feet along said 30.00 foot strip to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying East of the West line of Broadway Avenue and Copper Canyon Drive fka Ponderosa Drive aka 320 East Street, as dedicated.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the following described property:

Beginning at the intersection of the existing North right of way fence of Pine Canyon Road and the West right of way line of Ponderosa Drive at a point North 89°53'05" East 1147.62 feet along the quarter section line and North 2636.01 feet from the West quarter corner of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian and running thence South 340.00

feet along said West right of way line; thence West 210.00 feet; thence North 329.76 feet to said existing North right of way fence; thence Easterly 46.43 feet along the arc of a 1793.00 foot radius curve to the right (Note: long chord bears North 76°44'49" East 46.43 feet; central angle 01°29'01"); thence South 89°51'39" East 164.81 feet to the point of beginning.

PARCEL 7:

Beginning at the intersection of the existing North right of way fence of Pine Canyon Road and the West right of way line of Ponderosa Drive at a point North 89°53'05" East 1,147.62 feet along the quarter section line and North 2,636.01 feet from the West quarter corner of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian and running thence South 340.00 feet along said West right of way line; thence West 210.00 feet; thence North 329.76 feet to said existing North right of way fence; thence Easterly 46.43 feet along the arc of a 1793.00 foot radius curve to the right (Note: Long chord bears North 76°44'49" East 46.43 feet; central angle 01°29'01"); thence South 89°51'39" East 164.81 feet to the point of beginning.

LESS AND EXCEPTING any portion lying within Pine Canyon Road.

PARCEL 8:

Land located in Tooele County, State of Utah, more particularly described as follows:

Beginning at a point on the section line which is located North 00°21'58" West 1,649.59 feet along the section line from the Southwest corner of Section 15 (Brass Cap), Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running thence North 00°21'58" West 276.18 feet along the section line; thence North 89°50'02" East 597.00 feet; thence North 00°21'58" West 730.00 feet to the quarter section line; thence North 89°50'02" East 976.72 feet along the quarter section line to the West boundary line of Eastland Estates Subdivision, Plat "B" Amendment No. 1 Subdivision; thence South 00°19'03" East 1,081.89 feet along the West boundary lines of the aforementioned Subdivision and of Eastland Estates Subdivision, Plat "B" and Eastland Estates Subdivision "A", Plat 1; thence South 89°40'57" West 925.79 feet to the East line of the J. Franklin Allred, P.C. Parcel; thence North 00°21'58" West 79.55 feet to the Northeast corner of said Allred parcel; thence South 89°43'06" West 647.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point that is 730 feet South of the Northwest corner of the Southwest quarter of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence East along the South boundary of the Robin Parsons Property as recorded in Warranty Deed Entry No. 171043 (Parcel No. 2-125-17); thence along the South line of said Parsons Property and extended East 647 feet; thence South 276.18 feet more or less to a point on the Northeast corner of the Allred Land Development, LLC Property as described in Warranty Deed Entry No. 340388 (Parcel No. 2-125-19); thence West along said North line 647 feet to the West section line; thence North along said section line 276.18 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point on the section line that is North 00°21'58" West 1,649.59 feet along the Section line from the Southwest corner of Section 15 (Brass Cap) Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running thence North 00°21'58" West 276.18 feet along the section line; thence North 89°50'02" East 597.00 feet; thence North 00°21'58" West 730.00 feet to the quarter section line; thence North 89°50'02" East 976.72 feet along the quarter section line to the West boundary line of Eastland Estates Subdivision Plat "B" Amended No. 1, said point being the true point of beginning; and running thence South 00°19'03" East 973.20 feet more or less along the West line of Eastland Estates Subdivision Plat A Plat 1, Plat B and Plat B Amended No. 1, to the North line of 1310 North Street; thence South 89°42'47" West 330.00 feet; thence North 00°19'03" West 400.00 feet; thence North 89°42'47" East 175.82 feet; thence North 00°19'03" West 573.20 feet more or less to the quarter section line; thence North 89°50'02" East 154.18 feet along the quarter section line to the point of beginning.

TOGETHER WITH 145 acre-feet under Utah Water Right Number 15-4031 and Change Application a22620