

**WHEN RECORDED RETURN TO:**  
GRANTEE  
1222 West Legacy Crossing Blvd., Ste. 6  
Centerville, UT 84014

## SPECIAL WARRANTY DEED

EBK INVESTMENTS, LLC, GRANTOR, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to CW LAND CO., LLC, a Utah limited liability company, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Tooele County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 22nd day of December, 2021.

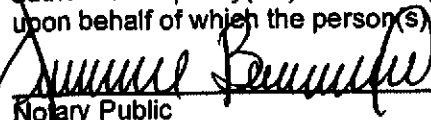
EBK INVESTMENTS, LLC



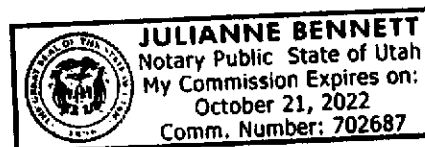
DEREK K. ELLIS  
Manager

State of Utah  
County of Salt Lake

On this 22nd day of December, 2021, before me, the undersigned Notary Public, personally appeared DEREK K. ELLIS who is the Manager of EBK INVESTMENTS, LLC personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public  
My commission expires: October 21, 2022



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

**Proposed WELLS CROSSING PHASE 5**

A PART OF THE SE1/4 & SW1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 322, WELLS CROSSING SUBDIVISION PHASE 3, AS RECORDED AT ENTRY NO. 517292 IN THE TOOELE COUNTY RECORDERS OFFICE, SAID POINT BEING S89° 52'18"W 1815.54 FEET ALONG THE SECTION LINE AND N00°04'20"W 476.92 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S89°55'51"W 195.95 FEET; THENCE S00°04'36"E 4.04 FEET; THENCE S89°55'47"W 458.08 FEET; THENCE S00°04'09"E 29.53 FEET; THENCE S89°55'53"W 837.00 FEET; THENCE N00°04'09"W 235.77 FEET; THENCE N89°55'51"E 4.65 FEET; THENCE N00° 20'00"W 170.42 FEET; THENCE N89°40'00"E 767.14 FEET; THENCE N89°55'51"E 66.00 FEET; THENCE N00°04'09"W 64.29 FEET; THENCE TO AND ALONG WELLS CROSSING SUBDIVISION PHASE 1, AS RECORDED AT ENTRY NO. 488458 IN THE TOOELE COUNTY RECORDERS OFFICE THE FOLLOWING FOUR (4) COURSES, (1) N89°55'51"E 392.02 FEET; THENCE (2) N89°55'24"E 66.00 FEET; THENCE (3) N00°04'36"W 4.30 FEET; THENCE (4) N89°55'51"E 195.98 FEET TO THE NORTHWEST CORNER OF WELLS CROSSING SUBDIVISION PHASE 3, AS RECORDED AT ENTRY NO. 517292 IN THE TOOELE COUNTY RECORDERS OFFICE; THENCE ALONG THE WESTERLY LINE OF SAID WELLS CROSSING SUBDIVISION PHASE 3, S00°04'20"E 444.75 FEET TO THE POINT OF BEGINNING.

**Proposed WELLS CROSSING PHASE 6**

A PART OF THE SE1/4 & SW1/4 OF SECTION 1, AND THE NE1/4 & NW1/4 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF WELLS CROSSING SUBDIVISION PHASE 3, AS RECORDED AT ENTRY NO. 517292 IN THE TOOELE COUNTY RECORDERS OFFICE, SAID POINT BEING S89°52'18"W 1815.54 FEET ALONG THE SECTION LINE AND S00°04'20"E 32.67 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S89°44'51"W 1,492.85 FEET; THENCE N00°15'09"W 45.00 FEET; THENCE N00°01'13"W 200.01 FEET; THENCE N00°04'09"W 66.00 FEET; THENCE N89°55'51"E 1.76 FEET; THENCE N00°04'07"W 169.79 FEET; THENCE THE FOLLOWING FIVE (5) COURSES: (1) N89°55'53"E 837.00 FEET; THENCE (2) N00° 04'09"W 29.53 FEET; THENCE (3) N89°55'47"E 458.08 FEET; THENCE (4) N00°04'36"W 4.04 FEET; THENCE (5) N89°55'51"E 195.95 FEET TO THE WESTERLY BOUNDARY LINE OF SAID WELLS CROSSING SUBDIVISION PHASE 3; THENCE ALONG SAID WESTERLY BOUNDARY LINE S00° 04'20"E 509.59 FEET TO THE POINT OF BEGINNING.

**Proposed WELLS CROSSING PHASE 7**

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF THE PROPOSED WELLS CROSSING SUBDIVISION PHASE 6, SAID CORNER LOCATED S89°51'40"W 681.06 FEET ALONG THE SECTION LINE AND S00°15'09"E 35.78 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 1, T3S, R6W, SLB&M (BASIS OF BEARING: N89°52'18"E ALONG THE SECTION LINE BETWEEN THE SOUTH 1/4 CORNER AND

SOUTHEAST CORNER OF SAID SECTION 1); RUNNING THENCE S89°44'51"W 1,049.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MORMON TRAIL ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N16°27'33"E 935.35 FEET TO THE SOUTHWESTERLY CORNER OF WELLS CROSSING SUBDIVISION PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED APRIL 6, 2021 AS ENTRY NO. 540511 IN THE OFFICE OF THE TOOELE COUNTY RECORDER; THENCE ALONG SAID PLAT THE FOLLOWING FOUR (4) COURSES: (1) N89°40'00"E 333.44 FEET; THENCE (2) S00°20'43"E 9.64 FEET; THENCE (3) N89°58'47"E 66.00 FEET; THENCE (4) N89°40'00"E 389.08 FEET TO THE NORTHWESTERLY CORNER OF THE PROPOSED WELLS CROSSING SUBDIVISION PHASE 5; THENCE ALONG SAID PROPOSED PLAT THE FOLLOWING THREE (3) COURSES: (1) S00°20'00"E 170.42 FEET; THENCE (2) S89°55'51"W 4.65 FEET; THENCE (3) S00°04'09"E 235.77 FEET TO THE NORTHWESTERLY CORNER OF SAID PROPOSED WELLS CROSSING SUBDIVISION PHASE 6; THENCE ALONG SAID PROPOSED PLAT THE FOLLOWING FIVE (5) COURSES: (1) S00°04'07"E 169.79 FEET; THENCE (2) S89°55'51"W 1.76 FEET; THENCE (3) S00°04'09"E 66.00 FEET; THENCE (4) S00°01'13"E 200.01 FEET; THENCE (5) S00°15'09"E 45.00 FEET TO THE POINT OF BEGINNING.

Tax Parcel No.: 01-077-0-0111, 01-077-0-112, 01-077-0-0113