Entry #: 579409 09/12/2022 03:52 PM WARRANTY DEED Page: 1 of 3 FEE: \$40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY Jerry Houghton, Tooele County, Recorder

Mail Recorded Deed and Tax Notice To: Hurricane Ridge LLC, a Utah limited liability company 924 South 300 West Salt Lake City, UT 84101



File No.: 160706-DWP

## WARRANTY DEED

Venture Property & Investment, L.C., a Utah limited liability company, who acquired title as Venture Property & Investments, L.C., a Utah limited liability company

GRANTOR(S) of Tooele, State of Utah, hereby Conveys and Warrants to

Hurricane Ridge LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Tooele County**, State of Utah:

## SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 02-004-0-0053 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Entry: 579409 Page 2 of 3

Dated this 9th day of September, 2022.

Venture Property & Investment, L.C., a Utah limited liability company

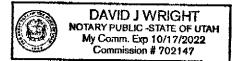
BY: Robert J. Miller, a/k/a Jay Miller Manager & Member BY: Monica Mille Manager & Member

STATE OF UTAH

COUNTY OF DAVIS

On this 9th day of September, 2022, before me, personally appeared Robert J. Miller, a/k/a Jay Miller, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Venture Property & Investment, L.C., a Utah limited liability company.

Notary-Public

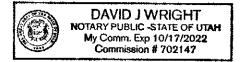


STATE OF UTAH

COUNTY OF DAVIS

On this 9th day of September, 2022, before me, personally appeared Monica Miller, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Venture Property & Investment, L.C., a Utah limited liability company.

Notary Qublic



## EXHIBIT A Legal Description

BEGINNING 1054 FEET NORTH AND 770.88 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 200 FEET; THENCE EAST 383.46 FEET TO THE WEST LINE OF MAIN STREET OF TOOELE CITY; THENCE SOUTH 365 FEET ALONG THE WEST LINE OF SAID MAIN STREET; THENCE WEST 333.96 FEET; THENCE NORTH 165 FEET; THENCE WEST 49.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING:

BEGINNING 1054 FEET NORTH AND 770.88 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE EAST 49.5 FEET; THENCE SOUTH 1054 FEET; THENCE WEST 49.5 FEET; THENCE NORTH 1054 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING 1054 FEET NORTH AND 770.88 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 200 FEET; THENCE EAST 383.46 FEET MORE OR LESS, TO THE WEST LINE OF MAIN STREET OF TOOELE CITY; THENCE SOUTH 200 FEET; THENCE WEST 383.46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.