

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



**COTTONWOOD  
TITLE**

File No.: 160706-DWP

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## **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]*

Dated this 9th day of September, 2022.

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

BY: [Signature]  
Robert J. Miller, a/k/a Jay Miller  
Manager & Member

BY: [Signature]  
Monica Miller  
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.

[Signature]  
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.

[Signature]  
Notary Public



**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.