

After Recording Return To:
Mail Tax Notice To:
Superior Sand & Gravel
783 Deer Hollow Road
Tooele, UT 84074

Parcel ID: (Part of 06-017-B-0037)

Corrective Warranty Deed Entry No. 579074

Know to all that **Willow Springs, LLC, a Utah Limited Liability, correctly known as, Willow Springs Real Estate, LLC, a Utah Limited Liability Company** (henceforth referred to as "Grantor") of **Tooele, County of Tooele, State of Utah** for the sum of Ten Dollars and other valuable consideration paid, grant to **Superior Sand & Gravel, LLC** (henceforth referred to as "Grantee") of **Tooele, County of Tooele, State of Utah**, with **WARRANTY COVENANTS**:

See Attached Exhibit "A"

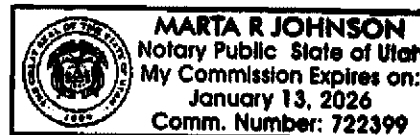
Subject to easements, covenants conditions, restrictions and right of way appearing of record enforceable in law and equity. Along with county taxes and assessments not delinquent.

This deed is being recorded to correct the Grantor and Grantee of the Warranty Deed, recorded as Entry No. 579074 on September 2, 2022.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this **20th day of October, 2022**.

**Willow Springs, LLC, cka,
Willow Springs Real Estate, LLC,**

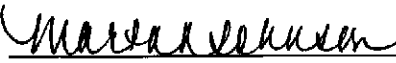

Randall K. Hunt, Manager



STATE OF UTAH
COUNTY OF TOOELE

On this 20th day of October, 2022, before me, a notary public, personally appeared Randall K. Hunt, Manager of **Superior Land & Gravel, LLC, correctly known as Superior Sand & Gravel, LLC**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to this instrument, and acknowledged he she/they executed the same.

Witness my hand and official seal


Notary Public

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°28'26" EAST ALONG THE WEST LINE OF SECTION 12, A DISTANCE OF 2,232.85 FEET TO THE CENTERLINE OF A EXISTING DIRT ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES; 1) NORTH 89°28'05" EAST, A DISTANCE OF 477.29 FEET; 2) THENCE SOUTH 45°47'57" EAST, A DISTANCE OF 556.30 FEET; THENCE SOUTH 00°00'39" EAST, A DISTANCE OF 1,849.15 FEET TO THE SOUTH LINE OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°59'11" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1,754.50 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE ALONG THE CENTERLINE OF AN EXISTING DIRT ROAD THE FOLLOWING TWO (2) COURSES; 1) SOUTH 24°20'44" EAST, A DISTANCE OF 307.67 FEET; 2) THENCE SOUTH 50°32'29" EAST, A DISTANCE OF 126.07 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BAUER ROAD (ENTRY NO. 357038); THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) THENCE SOUTH 39°27'31" WEST, A DISTANCE OF 84.88 FEET TO A POINT ON A CURVE; 2) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 11,499.16 FEET, A DISTANCE OF 135.11 FEET (CHORD: SOUTH 39°07'19" WEST 135.11 FEET); 3) THENCE SOUTH 38°47'07" WEST, A DISTANCE OF 767.68 FEET TO A POINT ON A CURVE; 4) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 994.93 FEET, A DISTANCE OF 275.65 FEET (CHORD: SOUTH 30°50'53" WEST 274.77 FEET); THENCE SOUTH 59°50'36" WEST, A DISTANCE OF 77.36 FEET; THENCE SOUTH 52°47'41" WEST, A DISTANCE OF 366.00 FEET; THENCE SOUTH 44°43'09" WEST, A DISTANCE OF 132.38 FEET; THENCE SOUTH 40°40'45" WEST, A DISTANCE OF 158.07 FEET; THENCE NORTH 00°00'39" WEST, A DISTANCE OF 328.36 FEET; THENCE SOUTH 89°59'21" WEST, A DISTANCE OF 663.30 FEET; THENCE NORTH 00°00'39" WEST, A DISTANCE OF 671.64 FEET; THENCE SOUTH 89°59'21" WEST, A DISTANCE OF 891.60 FEET TO THE WEST LINE OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°14'12" WEST ALONG SAID WEST LINE OF SECTION 13, A DISTANCE OF 838.27 FEET TO THE NORTHWEST CORNER OF SAID SECTION 13 AND THE POINT OF BEGINNING.

PROPOSED 100 ACRE PARCEL

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, NORTH 00°13'45" WEST, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°13'45" WEST, A DISTANCE OF 858.06 FEET; THENCE NORTH 89°52'28" EAST, A DISTANCE OF 3,506.37 FEET; THENCE SOUTH 04°46'50" WEST, A DISTANCE OF 638.61 FEET; THENCE SOUTH 64°28'12" WEST, A DISTANCE OF 2,444.88 FEET; THENCE SOUTH 44°12'03" WEST, A DISTANCE OF 270.00 FEET TO A POINT 30 FEET NORTHEAST AND PERPENDICULAR TO THE CENTERLINE OF AN EXISTING DIRT ROAD; THENCE PARALLEL TO SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 45°47'57" WEST, A DISTANCE OF 781.00 FEET; 2) THENCE NORTH 46°18'01" WEST, A DISTANCE OF 685.24 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF PREVIOUSLY SAID SECTION 12 AND THE POINT OF BEGINNING.

CONTAINS: 4,356,004 SQUARE FEET OR 100.00 ACRES +/-