

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-0038

Corrective Warranty Deed
Entry No. 579074
Entry No. 581516

Know to all that **Willow Springs, LLC, a Utah Limited Liability Company, 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"

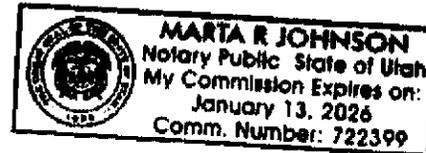
This deed is being recorded to correct the historical legal description on the Warranty Deeds executed by Willow Springs, LLC a Utah Limited Liability Company, correctly known as Willow Springs Real Estate, LLC as Entry No. 579074 recorded on September 2, 2022 and also Entry No. 581516 recorded on October 26, 2022.

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.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 21st day of December, 2022.

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


Randall K. Hunt, Manager



STATE OF UTAH
COUNTY OF TOOELE

On this 21st day of December, 2022, before me Marta R. Johnson, a notary public, personally appeared Randall K. Hunt, Manager of **Willow Springs, LLC a Utah Limited Liability Company, correctly known as Willow Springs Real Estate, 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

New Legal and only portion being conveyed: (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.

(Out of Tax Parcel No. 06-017-B-0038)

Old Legal:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE WEST LINE OF SECTION 12, NORTH 00°28'26" EAST, A DISTANCE OF 2,614.56 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST SECTION LINE NORTH 00°13'45" WEST, A DISTANCE OF 975.81 FEET; THENCE NORTH 89°52'28" EAST, A DISTANCE OF 3,506.37 FEET; THENCE SOUTH 04°46'50" WEST, A DISTANCE OF 3,538.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BAUER ROAD (ENTRY NO. 357038); THENCE SOUTH 39°27'31" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 559.62 FEET TO THE CENTERLINE OF AN EXISTING DIRT ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES; 1) THENCE NORTH 50°32'29" WEST, A DISTANCE OF 126.07 FEET; 2) THENCE NORTH 24°20'44" WEST, A DISTANCE OF 307.67 FEET TO THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°59'11" WEST ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 1,754.50 FEET; THENCE NORTH 00°00'39" WEST, A DISTANCE OF 1,849.15 FEET TO THE CENTERLINE OF AN EXISTING DIRT ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES; 1) THENCE NORTH 45°47'57" WEST, A DISTANCE OF 556.30 FEET; 2) THENCE SOUTH 89°28'05" WEST, A DISTANCE OF 477.29 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°28'26"E ALONG SAID WEST LINE, A DISTANCE OF 381.72 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12 AND THE POINT OF BEGINNING.