

WHEN RECORDED, MAIL TO:

Shoshone Village, LLC

333 E. Coventry Way

Stansbury Park, 84047

Tax Parcel No: 05-050-0-0018  
05-050-0-0033  
03-007-0-0033 (now 01-401-0-0003),  
03-007-0-0035 (now 01-401-0-0007)

ORT File 2156975HM

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**SPECIAL WARRANTY DEED**

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RBW INVESTMENTS, LLC, a Utah limited liability company, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to SHOSHONE VILLAGE, LLC, a Utah limited liability company, as to an undivided 48% interest, and OQUIRRH POINT DEVELOPMENT, LLC, a Utah limited liability company, as to an undivided 52% interest, as Grantee, the Property located in Tooele County, Utah, described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (iv) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (v) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (ii) all subsurface rights of any and all kinds to the extent not included in subsection (i) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 29 day of November, 2022.

RBW INVESTMENTS, LLC

By: *Ralph S. Weber*  
Ralph S. Weber, Manager

STATE OF Utah )  
 ) : ss.  
COUNTY OF Salt Lake )

On the 29 day of November, 2022, personally appeared before me Ralph S. Weber, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same as Manager of RBW Investments, LLC.

*Mary A Barnes*  
Notary Public



1616250-v2

**EXHIBIT A****PROPERTY DESCRIPTION**

PARCEL 1: (05-050-0-0018)

BEGINNING 33 FEET SOUTH AND 361.5 FEET WEST OF THE CENTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT OF THE BEGINNING BEING FURTHER DESCRIBED AS BEING ON THE SOUTH LINE OF THE COUNTY ROAD; AND RUNNING THENCE SOUTH 361.5 FEET; THENCE EAST 361.5 FEET; THENCE SOUTH 925.5 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE WEST 1320 FEET; THENCE NORTH 1287 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID COUNTY ROAD; THENCE EAST TO THE POINT OF BEGINNING.

PARCEL 2: (05-050-0-0033)

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM, THAT PORTION THEREOF, INCLUDED IN ROADS.

LESS AND EXCEPTING THAT PORTION CONTAINED IN DEEDS RECORDED MARCH 26, 2004 AS ENTRY NO. 220557 THROUGH 220559 IN BOOK 932, AT PAGES 84 THROUGH 88 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF SAID SECTION 34, AND RUNNING THENCE NORTH 00°18'15" WEST 1324.75 FEET ALONG THE SECTION LINE TO THE 40 ACRE LINE; THENCE NORTH 89°40'31" EAST 128.98 FEET TO A POINT 100.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTER LINE OF SAID SR-36 OF SAID PROJECT, AT ENGINEER STATION 299+27.82; THENCE SOUTH 00°23'53" EAST 1324.76 FEET TO THE SECTION LINE AND SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 89°40'35" WEST 131.13 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

PARCEL 3: (03-007-0-0033) Now 01-401-0-0003

BEING A PORTION OF A TOOELE COUNTY RIGHT OF WAY RECORDED AS ENTRY NO. 278669, TOOELE COUNTY RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3 TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, COUNTY OF TOOELE, STATE OF UTAH, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, SAID CORNER BEARS NORTH 89°39'20" EAST 9.83 FEET FROM THE TOOELE COUNTY WITNESS MONUMENT FOR SAID NORTHWEST CORNER; THENCE NORTH 89°39'20" EAST 130.67 FEET ALONG THE NORTH LINE OF SAID SECTION 3 TO THE EAST RIGHT OF WAY OF SR-36; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 00°25'45" EAST 1325.30 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY WITH THE SOUTH LINE OF SAID TOOELE COUNTY RIGHT OF WAY; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 89°38'33" EAST 6.66 FEET TO THE POINT OF BEGINNING; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, WHOSE RADIAL BEARING IS NORTH 60°30'29" WEST HAVING A RADIUS OF 50.00 FEET THROUGH A

CENTRAL ANGLE OF 61°30'16" AN ARC DISTANCE OF 53.67 FEET; THENCE SOUTH 89°00'14" EAST 1052.55 FEET TO SAID SOUTH RIGHT OFWAY; THENCE ALONG SAID SOUTH RIGHT OFWAY SOUTH 89°38'33" WEST 1106.80 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE BEARING OF SOUTH 00°25'43" EAST BETWEEN THE WEST QUARTER CORNER AND NORTHWEST CORNER OF SAID SECTION 3.

PARCEL 4: (03-007-0-0035) now 01-401-0-0007

THE SOUTH ONE HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE MERIDIAN.

EXCEPTING THEREFROM THAT PORTION DEEDED TO UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED MARCH 12, 2004 AS ENTRY NO. 219836 IN BOOK 929 AT PAGE 246 OF OFFICIAL RECORDS.

AND EXCEPTING THEREFROM THAT PORTION DEEDED TO TOOELE COUNTY BY THAT CERTAIN QUITCLAIM DEED RECORDED AUGUST 26, 2010 AS ENTRY NO. 346111 OF OFFICIAL RECORDS.