

**AFTER RECORDING, PLEASE RETURN TO:**

Saddleback Pastures, L.C.  
P.O. Box 540478  
North Salt Lake, UT 84054

**SPECIAL WARRANTY DEED**

Portions of Tooele County Tax Parcel Nos.: 01-505-0-0013

FOR GOOD AND VALUABLE CONSIDERATION, **CARY EDWARD TRATOS**, having an address of 4886 Choctaw, West Valley City, Utah, 84120 (the "**Grantor**") hereby **CONVEYS AND WARRANTS**, against those claiming by, through and under the Grantor and not otherwise, to **SKULL VALLEY COMPANY, LTD**, a Utah limited partnership, as to a **undivided 28.65% interest**; **UINTAH LAND COMPANY, L.C.**, a Utah limited liability company, as to an **undivided 58.13% interest**; **BEAVER CREEK INVESTMENTS**, a Utah general partnership, formerly known as **BEAVER CREEK INVESTMENTS, L.C.**, a Utah limited liability company, as to an **undivided 9.50% interest**; and **ARIMO CORPORATION**, an Idaho corporation, as to an **undivided 4.72% interest** (collectively, the "**Grantees**"), having an address of 925 West 100 North, Suite F, P.O. Box 540478, North Salt Lake, Utah, 84054, all of the Grantor's right, title and interest in and to that certain tract of land located in Tooele County, State of Utah, as more particularly described as follows:

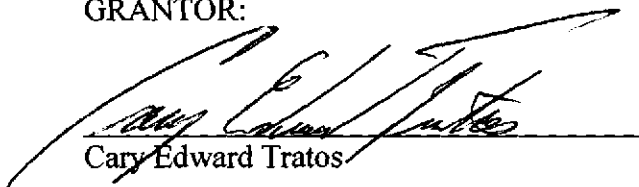
See Exhibit "A" attached hereto and by this reference made a part hereof

SUBJECT TO all restrictions, reservations, easements and other matters of record and taxes for the current year and thereafter.

TO HAVE AND TO HOLD the same, together with all tenements, hereditaments, and appurtenances thereunto belonging, unto the Grantees, and their successors and assigns, forever.

DATED as of this 6<sup>th</sup> day of February, 2024.

GRANTOR:

  
Cary Edward Tratos

**COURTESY RECORDING ONLY**

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

STATE OF UTAH )  
 )  
:SS.  
COUNTY OF Davis )



The foregoing instrument was signed before me this 6 day of February, 2024, by Cary Edward Tratos.

Carly Christensen  
NOTARY PUBLIC  
Residing at: Davis

My Commission Expires:

April 6, 2026

**EXHIBIT "A"**

**TO**

**SPECIAL WARRANTY DEED**

The following parcels located in Tooele County, State of Utah:

Beginning at the northeast corner of that certain property conveyed to Cary Edward Tratos as recorded in the office of the Tooele County Recorder as Entry No. 93664, said point also being the northwest corner of that certain property conveyed to Uintah Land Company LC Et Al as recorded in said office as Entry No. 465380, said point lies South 00°16'05" West along the section line 127.43 feet and West 976.94 feet from the East Quarter Corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian (basis of bearing being South 00°16'05" West between the East Quarter Corner and Southeast Corner of Section 35, Township 1 South, Range 4 West, SLB&M), and running thence South 00°14'19" West along said Tratos and Uintah lines 29.85 feet; thence West 0.46 feet; thence North 29.86 feet to the north line of said Tratos property; thence South 89°43'55" East along said line 0.59 feet to the point of beginning.

Containing 16 square feet or 0.0004 acres.

TOGETHER WITH:

Beginning at the southeast corner of that certain property conveyed to Cary Edward Tratos as recorded in the office of the Tooele County Recorder as Entry No. 93664, said point also being on the north line of that certain property conveyed to Uintah Land Company LC Et Al as recorded in said office as Entry No. 173242, said point lies South 00°16'05" West along the section line 838.81 feet and West 976.57 feet from the East Quarter Corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian (basis of bearing being South 00°16'05" West between the East Quarter Corner and Southeast Corner of Section 35, Township 1 South, Range 4 West, SLB&M), and running thence North 89°45'30" West 359.51 along the south line of said Tratos property, the north line of said Uintah property, and the north line of that certain property conveyed to Uintah Land Company LC Et Al as recorded in said office as Entry No. 120457 to the southwest corner of said Tratos property and the east line of said Uintah property (EN 120457); thence North 00°02'22" East 165.06 feet along the west line of said Tratos property and said east line of said Uintah property; thence North 89°59'25" East 68.16 feet; thence North 00°00'35" West 106.67 feet; thence North 89°59'25" East 292.38 feet to the east line of said Tratos property and the west line of said Uintah property (EN173242); thence South 00°14'19" West 273.31 feet to the point of beginning.

Containing 90,835 square feet or 2.085 acres.

Total Containing 90,851 square feet or 2.086 acres.

Portions of Tooele County Tax Parcel No. 01-505-0-0013