Entry #: 606360 08/02/2024 09:44 AM WARRANTY DEED

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FEE: \$40.00 BY: MERIDIAN TITLE COMPANY

Jerry Houghton, Tooele County, Recorder

When recorded mail to (Tax Mailing Address): Grantee P.O. Box 82 Nephi, UT 84648

MTC File No. 341972

WARRANTY DEED

Joyce T. Messersmith, Trustee, of the Joyce T. Messersmith Trust, dated November 22, 1994, GRANTOR(S), for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Veracity Investments, LLC, a Utah Limited Liability Company

as GRANTEE(S), the following real property located in Tooele County, State of Utah, described as:

Beginning at a point on the North line of Erda Way which lies South 89°38'40" West 704.50 feet and North 0°28'00" West 33.00 feet from the East Quarter Corner of Section 32, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said point also lies South 89°38'40" West 745.26 feet along the Tooele County Dependent Resurvey quarter section line and North 0°28'00" West 18.83 feet from a Tooele County Dependent Resurvey brass monument set in 1983 which is also intended to represent the East Quarter Corner of said Section 32; thence along the north line of Erda Way, South 89°38'40" West 220.23 feet; thence North 0°28'00" West 272.50 feet; thence South 89°38'40" West 163.01 feet to the east line of the Zeller Subdivision and an ancient fence line; thence along said ease line and ancient fence line, North 1°06'00" West 1013.49 feet to the northeast corner of said Zeller Subdivision and an old fence corner; thence along a new fence line which perpetuates the location of a previously existing ancient fence. North 89°07'30" East 554.46 feet to an ancient fence corner which lies 495 feet west of the west line of a county road; thence along an ancient fence line, South 0°28'00" East 1018.44 feet; thence South 89°38'40" West 160.00 feet; South 0°28'00" East 272.50 feet to the point of beginning.

Also:

Beginning at a point on the north line of Erda Way which lies South 89°38'40" West 544.50 feet and North 0°28'00" West 33.00 feet from the East Quarter Corner of Section 32, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said point also lies South 89°38'40" West 585.26 feet along the Tooele County Dependent Resurvey quarter section line and North 0°28'00" West 18.83 feet from a Tooele County Resurvey brass monument set in 1983 which is also intended to represent the East Quarter Corner of said Section 32; thence along the north line of Erda Way, South 89°38'40" West 160.00 feet; thence North 0°28'00" West 272.50 feet; thence North 89°38'40" East 160.00 feet to

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intersect an ancient fence line; thence along said fence line, South 0°28'00" East 272.50 feet to the point of beginning.

Tax Parcel No. 01-420-0-0005

Subject to general property taxes for the current year and thereafter. Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signatures on following page]

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In witness whereof, the grant August, 2024.	tors have execut	ed this instrument this	day of
The Joyce T. Messersmith Trust I	Dated 11/22/199) 4	
By: Joyce J. Mossersmith, Trustee	ssolsm	th	
STATE OF UTAH)		
COUNTY OF TOOELE	:ss)		
The foregoing instrument was ackno Joyce T. Messersmith the Trustee of 1994.			
NOTARY PUBLIC		HEIDI A Notary Public, Commission My Commissio December	State of Utah 0 # 734074 In Expires On