

Entry #: 609211

10/03/2024 03:34 PM SPECIAL WARRANTY DEED

Page: 1 of 4

FEE: \$40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY

Jerry Houghton, Tooele County, Recorder

182855-DMP
When Recorded, Return To:
JD XXVIII, LLC
1450 West 1850 North
Lehi, Utah 84043

Tax Id No.: 02-123-0-0048, 02-123-0-0028, 02-123-0-0040, 02-123-0-0044, 02-123-0-0045 and 02-125-0-0037

SPECIAL WARRANTY DEED

WALH, LLC, a Utah limited liability company, Grantor, whose address is 5255 West 11000 North, Suite 125, Highland, Utah 84003 hereby conveys and warrants only against all claiming by, through or under it, and acts of itself to JD XXVIII, LLC, a Utah limited liability company, Grantee, whose address is 1450 West 1850 North, Lehi, Utah 84043, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following real property (the "Property") located in Tooele County, State of Utah, and more particularly describe as follows:

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

Together with all structures, covenants, rights-of-way, easements, tenements, hereditaments, and other rights, if any on or appurtenant to the property.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, all easements, claims of easements, building locations, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other interests, restrictions or conditions appearing of record or enforceable at law or in equity.

RESERVING UNTO Grantor all right, title and interest in and to appurtenant water rights.

[Signature and Acknowledgement Follows]

Exhibit A

Real Property Located in Tooele County, State of Utah, described as:

PARCEL 1:

BEGINNING AT A POINT WHICH IS NORTH 89°53'05" EAST 606.70 FEET AND NORTH 884.60 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 52°00'26" WEST 84.00 FEET; THENCE SOUTH 37°59'34" WEST 121.70 FEET; THENCE 359.39 FEET ALONG THE ARC OF A 542.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 18°59'50" WEST 352.84 FEET) TO A POINT ON THE EAST BOUNDARY OF OVERPASS POINT SUBDIVISION, ON FILE WITH THE TOOELE COUNTY RECORDER AS ENTRY 112891 IN BOOK 510 NUMBER 620; THENCE NORTH 00°00'05" EAST ALONG SAID BOUNDARY A DISTANCE OF 908.68 FEET; THENCE SOUTH 87°50'06" EAST ALONG SAID BOUNDARY A DISTANCE OF 213.88 FEET TO THE BOUNDARY OF WESTERN ACRES TOWNHOMES PHASE 2A, ON FILE WITH THE TOOELE COUNTY RECORDER AS ENTRY 592540; THENCE NORTH 02°09'54" EAST ALONG SAID BOUNDARY A DISTANCE OF 80.91 FEET; THENCE SOUTH 87°17'11" EAST 79.23 FEET; THENCE SOUTH 02°37'24" WEST 62.60 FEET; THENCE SOUTH 52°00'35" EAST 125.52 FEET; THENCE NORTH 37°59'34" EAST 102.23 FEET; THENCE NORTHEASTERLY 53.41 FEET ALONG THE ARC OF A 34.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 82°59'34" EAST 48.08 FEET) TO A POINT ON THE BOUNDARY OF WESTERN ACRES TOWNHOMES PHASE 1, ON FILE WITH THE TOOELE COUNTY RECORDER AS ENTRY 581587; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: 1) SOUTH 52°00'26" EAST 29.00 FEET; 2) SOUTHEASTERLY 46.06 FEET ALONG THE ARC OF A 29.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 06°31'03" EAST 41.37 FEET); 3) SOUTH 52°00'26" EAST 8.00 FEET; THENCE SOUTH 37°56'00" WEST 7.50 FEET; THENCE SOUTH 52°00'16" EAST 75.99 FEET; THENCE SOUTH 37°59'34" WEST 545.56 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH IS NORTH 89°53'05" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1353.34 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTHEASTERLY 19.31 FEET ALONG THE ARC OF A 233.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 02°29'20" EAST 19.31 FEET); THENCE SOUTH 72°31'07" WEST 240.28 FEET; THENCE NORTH 25°09'30" WEST 54.27 FEET; THENCE NORTHWESTERLY 53.41 FEET ALONG THE ARC OF A 34.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 70°09'30" WEST 48.08 FEET); THENCE SOUTH 64°50'30" WEST 42.00 FEET; THENCE NORTH 25°09'30" WEST 226.60 FEET; THENCE NORTH 81°21'56" WEST 28.91 FEET; THENCE NORTH 35°51'56" WEST 150.89 FEET; THENCE NORTH 21°00'27" WEST 98.59 FEET; THENCE NORTH 34°58'23" EAST 10.27 FEET; THENCE NORTH 144.00 FEET; THENCE NORTH 22°37'12" WEST 13.00 FEET; THENCE NORTH 144.00 FEET; THENCE WEST 127.00 FEET; THENCE SOUTH 101.16 FEET; THENCE WEST 81.00 FEET; THENCE SOUTH 271.88 FEET; THENCE NORTH 14°42'11" WEST 36.61 FEET; THENCE NORTH 21°41'39" WEST 95.32 FEET; THENCE NORTH 12°48'24" WEST 78.63 FEET; THENCE NORTH 41°03'31" WEST

90.40 FEET; THENCE NORTHEASTERLY 224.50 FEET ALONG THE ARC OF A 458.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 23°57'01" EAST 222.26 FEET); THENCE NORTH 37°59'34" EAST 667.26 FEET; THENCE NORTHEASTERLY 46.34 FEET ALONG THE ARC OF A 29.50 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 82°59'25" EAST 41.72 FEET); THENCE SOUTH 52°00'26" EAST 35.01 FEET; THENCE SOUTHEASTERLY 9.23 FEET ALONG THE ARC OF A 367.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 51°17'13" EAST 9.23 FEET) TO A POINT ON THE BOUNDARY OF CANYON VILLAGE SUBDIVISION PHASE 4, ON FILE WITH THE TOOELE COUNTY RECORDER AS ENTRY 433428; THENCE ALONG SAID BOUNDARY THE FOLLOWING SIX (6) COURSES: 1) SOUTH 39°26'05" WEST 100.00 FEET; 2) SOUTH 44°06'59" EAST 59.99 FEET; 3) SOUTH 31°13'00" EAST 59.99 FEET; 4) SOUTH 18°19'00" EAST 59.99 FEET; 5) SOUTH 05°26'31" EAST 60.18 FEET; 6) SOUTH 496.84 FEET; THENCE ALONG THE BOUNDARY OF CANYON VILLAGE SUBDIVISION PHASE 3, ON FILE WITH THE TOOELE COUNTY RECORDER AS ENTRY 396237 THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 04°35'20" EAST 80.11 FEET; 2) SOUTH 15°54'31" EAST 80.28 FEET; 3) SOUTH 26°31'08" EAST 80.23 FEET; 4) SOUTH 35°42'53" EAST 73.47 FEET; 5) SOUTH 10°46'00" EAST 129.32 FEET; 6) NORTH 24°25'00" EAST 111.67 FEET; 7) NORTH 59°59'52" EAST 58.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 35°42'58" EAST 39.00 FEET; 2) SOUTHEASTERLY 165.90 FEET ALONG THE ARC OF A 267.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 17°54'56" EAST 163.24 FEET); 3) SOUTH 00°06'55" EAST 33.67 FEET TO THE POINT OF BEGINNING.