

When Recorded Mail to
And Tax Notice to:

Wagstaff Investment
11747 Lone Peak Parkway, Suite 201
Draper Utah 84020

WARRANTY DEED

Ledger Cove, LLC, a Utah limited liability company

GRANTORS,

Hereby CONVEY(S) and WARRANT(S) to

Wagstaff Investment, LLC, a Utah limited liability company

GRANTEES,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Tooele County, State of Utah, to-wit:

See exhibit A

Tax Parcel No: 02-128-0-0040

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2025 and thereafter.

Ledger Cove LLC

BY: [Signature]
Howard Schmidt, Member

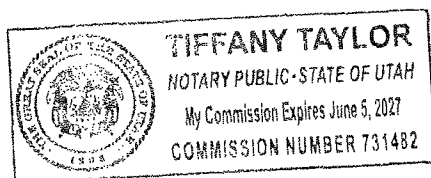
State of Utah }

County of Utah }

WITNESS the hand of said grantor(s), this 2nd day of June ~~May~~ 2025

On this 2nd day of June 2025 personally appeared before me Howard Schmidt who being duly sworn, did say that he is the Member Manager's of Ledger Cove, LLC a Utah limited liability company and that said instrument was signed in behalf of said company by authority of statute, its articles or its operating agreement, and that said Howard Schmidt acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.



[Signature]
Notary Public

Exhibit A

A parcel of land situate in the Southeast Quarter of Section 17, Township 3 South, Range 4 West, Slat Lake Base and Meridian. Said parcel is also located in Tooele City, Tooele County, Utah, more particularly described as follows.

Beginning at a point on the North line of 1000 North, said point also being South $89^{\circ}42'43''$ West 924.86 feet along the Section line and North $0^{\circ}17'17''$ West 52.90 feet from the Southeast Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence South $89^{\circ}42'42''$ West 18.21 feet along said North line of 1000 North;
thence North 69.83 feet;
thence South $45^{\circ}00'00''$ East 25.76 feet;
thence South 51.53 feet to said North line of 1000 North and Point of Beginning.