

After Recording Return To:
Mail Tax Notice To:
Superior Sand & Gravel
783 Deer Hollow Road
Tooele, UT 84074

Parcel ID: Part of 06-017-B-0038

Corrective Warranty Deed
Entry No. 579074
Entry No. 581516

Know to all that **Willow Springs, LLC, a Utah Limited Liability Company, correctly known as Willow Springs Real Estate, LLC, a Utah Limited Liability Company** (henceforth referred to as "Grantor") of **Tooele, County of Tooele, State of Utah** for the sum of Ten Dollars and other valuable consideration paid, grant to **Superior Sand & Gravel, LLC** (henceforth referred to as "Grantee") of **Tooele, County of Tooele, State of Utah** with **WARRANTY COVENANTS:**

See Attached Exhibit "A"

This deed is being recorded to correct the historical legal description on the Warranty Deeds executed by Willow Springs, LLC a Utah Limited Liability Company, correctly known as Willow Springs Real Estate, LLC as Entry No. 579074 recorded on September 2, 2022 and also Entry No. 581516 recorded on October 26, 2022.

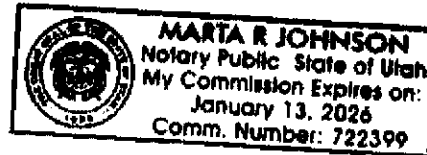
Subject to easements, covenants conditions, restrictions and right of way appearing of record enforceable in law and equity. Along with county taxes and assessments not delinquent.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 21st day of December, 2022.

Willow Springs, LLC, cka
Willow Springs Real Estate, LLC


Randall K. Hunt, Manager

STATE OF UTAH
COUNTY OF TOOELE



On this 21st day of December, 2022, before me Marta R. Johnson, a notary public, personally appeared **Randall K. Hunt, Manager of Willow Springs, LLC a Utah Limited Liability Company, correctly known as Willow Springs Real Estate, LLC**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal


Notary Public

New Legal and only portion being conveyed: (Proposed 100 Acre Parcel)

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, NORTH 00°13'45" WEST, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°13'45" WEST, A DISTANCE OF 858.06 FEET; THENCE NORTH 89°52'28" EAST, A DISTANCE OF 3,506.37 FEET; THENCE SOUTH 04°46'50" WEST, A DISTANCE OF 638.61 FEET; THENCE SOUTH 64°28'12" WEST, A DISTANCE OF 2,444.88 FEET; THENCE SOUTH 44°12'03" WEST, A DISTANCE OF 270.00 FEET TO A POINT 30 FEET NORTHEAST AND PERPENDICULAR TO THE CENTERLINE OF AN EXISTING DIRT ROAD; THENCE PARALLEL TO SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 45°47'57" WEST, A DISTANCE OF 781.00 FEET; 2) THENCE NORTH 46°18'01" WEST, A DISTANCE OF 685.24 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF PREVIOUSLY SAID SECTION 12 AND THE POINT OF BEGINNING.

(Out of Tax Parcel No. 06-017-B-0038)

Old Legal:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE WEST LINE OF SECTION 12, NORTH 00°28'26" EAST, A DISTANCE OF 2,614.56 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST SECTION LINE NORTH 00°13'45" WEST, A DISTANCE OF 975.81 FEET; THENCE NORTH 89°52'28" EAST, A DISTANCE OF 3,506.37 FEET; THENCE SOUTH 04°46'50" WEST, A DISTANCE OF 3,538.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BAUER ROAD (ENTRY NO. 357038); THENCE SOUTH 39°27'31" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 559.62 FEET TO THE CENTERLINE OF AN EXISTING DIRT ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES; 1) THENCE NORTH 50°32'29" WEST, A DISTANCE OF 126.07 FEET; 2) THENCE NORTH 24°20'44" WEST, A DISTANCE OF 307.67 FEET TO THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°59'11" WEST ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 1,754.50 FEET; THENCE NORTH 00°00'39" WEST, A DISTANCE OF 1,849.15 FEET TO THE CENTERLINE OF AN EXISTING DIRT ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES; 1) THENCE NORTH 45°47'57" WEST, A DISTANCE OF 556.30 FEET; 2) THENCE SOUTH 89°28'05" WEST, A DISTANCE OF 477.29 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°28'26"E ALONG SAID WEST LINE, A DISTANCE OF 381.72 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12 AND THE POINT OF BEGINNING.

After Recording Return To:
Mail Tax Notice To:
Superior Sand & Gravel
783 Deer Hollow Road
Tooele, UT 84074

Parcel ID: (Part of 06-017-B-0037)

Corrective Warranty Deed Entry No. 579074

Know to all that **Willow Springs, LLC, a Utah Limited Liability, correctly known as, Willow Springs Real Estate, LLC, a Utah Limited Liability Company** (henceforth referred to as "Grantor") of **Tooele, County of Tooele, State of Utah** for the sum of Ten Dollars and other valuable consideration paid, grant to **Superior Sand & Gravel, LLC** (henceforth referred to as "Grantee") of **Tooele, County of Tooele, State of Utah**, with **WARRANTY COVENANTS**:

See Attached Exhibit "A"

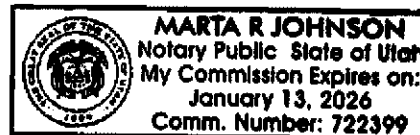
Subject to easements, covenants conditions, restrictions and right of way appearing of record enforceable in law and equity. Along with county taxes and assessments not delinquent.

This deed is being recorded to correct the Grantor and Grantee of the Warranty Deed, recorded as Entry No. 579074 on September 2, 2022.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this **20th day of October, 2022**.

**Willow Springs, LLC, cka,
Willow Springs Real Estate, LLC,**

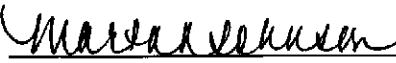

Randall K. Hunt, Manager



STATE OF UTAH
COUNTY OF TOOELE

On this 20th day of October, 2022, before me, a notary public, personally appeared Randall K. Hunt, Manager of **Superior Land & Gravel, LLC, correctly known as Superior Sand & Gravel, LLC**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to this instrument, and acknowledged he she/they executed the same.

Witness my hand and official seal


Notary Public

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $00^{\circ}28'26''$ EAST ALONG THE WEST LINE OF SECTION 12, A DISTANCE OF 2,232.85 FEET TO THE CENTERLINE OF A EXISTING DIRT ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES; 1) NORTH $89^{\circ}28'05''$ EAST, A DISTANCE OF 477.29 FEET; 2) THENCE SOUTH $45^{\circ}47'57''$ EAST, A DISTANCE OF 556.30 FEET; THENCE SOUTH $00^{\circ}00'39''$ EAST, A DISTANCE OF 1,849.15 FEET TO THE SOUTH LINE OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $89^{\circ}59'11''$ EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1,754.50 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE ALONG THE CENTERLINE OF AN EXISTING DIRT ROAD THE FOLLOWING TWO (2) COURSES; 1) SOUTH $24^{\circ}20'44''$ EAST, A DISTANCE OF 307.67 FEET; 2) THENCE SOUTH $50^{\circ}32'29''$ EAST, A DISTANCE OF 126.07 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BAUER ROAD (ENTRY NO. 357038); THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) THENCE SOUTH $39^{\circ}27'31''$ WEST, A DISTANCE OF 84.88 FEET TO A POINT ON A CURVE; 2) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 11,499.16 FEET, A DISTANCE OF 135.11 FEET (CHORD: SOUTH $39^{\circ}07'19''$ WEST 135.11 FEET); 3) THENCE SOUTH $38^{\circ}47'07''$ WEST, A DISTANCE OF 767.68 FEET TO A POINT ON A CURVE; 4) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 994.93 FEET, A DISTANCE OF 275.65 FEET (CHORD: SOUTH $30^{\circ}50'53''$ WEST 274.77 FEET); THENCE SOUTH $59^{\circ}50'36''$ WEST, A DISTANCE OF 77.36 FEET; THENCE SOUTH $52^{\circ}47'41''$ WEST, A DISTANCE OF 366.00 FEET; THENCE SOUTH $44^{\circ}43'09''$ WEST, A DISTANCE OF 132.38 FEET; THENCE SOUTH $40^{\circ}40'45''$ WEST, A DISTANCE OF 158.07 FEET; THENCE NORTH $00^{\circ}00'39''$ WEST, A DISTANCE OF 328.36 FEET; THENCE SOUTH $89^{\circ}59'21''$ WEST, A DISTANCE OF 663.30 FEET; THENCE NORTH $00^{\circ}00'39''$ WEST, A DISTANCE OF 671.64 FEET; THENCE SOUTH $89^{\circ}59'21''$ WEST, A DISTANCE OF 891.60 FEET TO THE WEST LINE OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $00^{\circ}14'12''$ WEST ALONG SAID WEST LINE OF SECTION 13, A DISTANCE OF 838.27 FEET TO THE NORTHWEST CORNER OF SAID SECTION 13 AND THE POINT OF BEGINNING.

PROPOSED 100 ACRE PARCEL

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, NORTH $00^{\circ}13'45''$ WEST, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH $00^{\circ}13'45''$ WEST, A DISTANCE OF 858.06 FEET; THENCE NORTH $89^{\circ}52'28''$ EAST, A DISTANCE OF 3,506.37 FEET; THENCE SOUTH $04^{\circ}46'50''$ WEST, A DISTANCE OF 638.61 FEET; THENCE SOUTH $64^{\circ}28'12''$ WEST, A DISTANCE OF 2,444.88 FEET; THENCE SOUTH $44^{\circ}12'03''$ WEST, A DISTANCE OF 270.00 FEET TO A POINT 30 FEET NORTHEAST AND PERPENDICULAR TO THE CENTERLINE OF AN EXISTING DIRT ROAD; THENCE PARALLEL TO SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH $45^{\circ}47'57''$ WEST, A DISTANCE OF 781.00 FEET; 2) THENCE NORTH $46^{\circ}18'01''$ WEST, A DISTANCE OF 685.24 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF PREVIOUSLY SAID SECTION 12 AND THE POINT OF BEGINNING.

CONTAINS: 4,356,004 SQUARE FEET OR 100.00 ACRES +/-

After Recording Return To:
Mail Tax Notice To:
Superior Land & Gravel, LLC
783 Deer Hollow Road
Tooele, UT 84074

Parcel ID: 06-017-B-0037 (Part of)

Warranty Deed

Know to all that Willow Springs, LLC, a Utah Limited Liability Company (henceforth referred to as "Grantor") of 783 Deer Hollow Road, Tooele, UT 84074 for the sum of Ten Dollars and other valuable consideration paid, grant to Superior Land & Gravel, LLC (henceforth referred to as "Grantee") of 783 Deer Hollow Road, Tooele, UT 84074, with WARRANTY COVENANTS:

The purpose of this deed is to split the property ^{RA}

OLD LEGAL:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°28'26" EAST ALONG THE WEST LINE OF SECTION 12, A DISTANCE OF 2,232.85 FEET TO THE CENTERLINE OF A EXISTING DIRT ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES; 1) NORTH 89°28'05" EAST, A DISTANCE OF 477.29 FEET; 2) THENCE SOUTH 45°47'57" EAST, A DISTANCE OF 556.30 FEET; THENCE SOUTH 00°00'39" EAST, A DISTANCE OF 1,849.15 FEET TO THE SOUTH LINE OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°59'11" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1,754.50 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE ALONG THE CENTERLINE OF AN EXISTING DIRT ROAD THE FOLLOWING TWO (2) COURSES; 1) SOUTH 24°20'44" EAST, A DISTANCE OF 307.67 FEET; 2) THENCE SOUTH 50°32'29" EAST, A DISTANCE OF 126.07 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BAUER ROAD (ENTRY NO. 357038); THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) THENCE SOUTH 39°27'31" WEST, A DISTANCE OF 84.08 FEET TO A POINT ON A CURVE; 2) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 11,499.16 FEET, A DISTANCE OF 135.11 FEET (CHORD: SOUTH 39°07'19" WEST 135.11 FEET); 3) THENCE SOUTH 38°47'07" WEST, A DISTANCE OF 767.68 FEET TO A POINT ON A CURVE; 4) THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 994.93 FEET, A DISTANCE OF 275.65 FEET (CHORD: SOUTH 30°50'53" WEST 274.77 FEET); THENCE SOUTH 59°50'36" WEST, A DISTANCE OF 77.36 FEET; THENCE SOUTH 52°47'41" WEST, A DISTANCE OF 366.00 FEET; THENCE SOUTH 44°43'09" WEST, A DISTANCE OF 132.38 FEET; THENCE SOUTH 40°40'45" WEST, A DISTANCE OF 158.07 FEET; THENCE NORTH 00°00'39" WEST, A DISTANCE OF 328.36 FEET; THENCE SOUTH 89°59'21" WEST, A DISTANCE OF 663.30 FEET; THENCE NORTH 00°00'39" WEST, A DISTANCE OF 671.64 FEET; THENCE SOUTH 89°59'21" WEST, A

DISTANCE OF 891.60 FEET TO THE WEST LINE OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°14'12" WEST ALONG SAID WEST LINE OF SECTION 13, A DISTANCE OF 838.27 FEET TO THE NORTHWEST CORNER OF SAID SECTION 13 AND THE POINT OF BEGINNING.

SEE PROPOSED 100 ACRE PARCEL

Subject to easements, covenants conditions, restrictions and right of way appearing of record enforceable in law and equity. Along with county taxes and assessments not delinquent.

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 30th day of August, 2022.

Willow Springs, LLC, a Utah Limited Liability Company

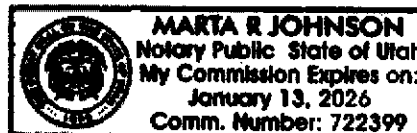
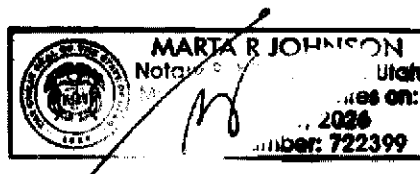
By: *Randall K. Hunt*
Randall K. Hunt, Manager

STATE OF UTAH
COUNTY OF TOOELE

On this 30th day of August, 2022, before me *Marta R Johnson*, a notary public, personally appeared **Randall K. Hunt, Manager of Willow Springs, LLC, a Utah Limited Liability Company**, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal

Marta R Johnson
Notary Public



PROPOSED 100 ACRE PARCEL

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, NORTH 00°13'45" WEST, A DISTANCE OF 117.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°13'45" WEST, A DISTANCE OF 858.06 FEET; THENCE NORTH 89°52'28" EAST, A DISTANCE OF 3,506.37 FEET; THENCE SOUTH 04°46'50" WEST, A DISTANCE OF 638.61 FEET; THENCE SOUTH 64°28'12" WEST, A DISTANCE OF 2,444.88 FEET; THENCE SOUTH 44°12'03" WEST, A DISTANCE OF 270.00 FEET TO A POINT 30 FEET NORTHEAST AND PERPENDICULAR TO THE CENTERLINE OF AN EXISTING DIRT ROAD; THENCE PARALLEL TO SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 45°47'57" WEST, A DISTANCE OF 781.00 FEET; 2) THENCE NORTH 46°18'01" WEST, A DISTANCE OF 685.24 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF PREVIOUSLY SAID SECTION 12 AND THE POINT OF BEGINNING.

CONTAINS: 4,356,004 SQUARE FEET OR 100.00 ACRES +/-