

WARRANTY DEED

T-30238

TAX PARCEL NO. 02-128-0-0030-33

TOOELE ASSOCIATES LIMITED PARTNERSHIP

grantor

of TOOEELE

County of TOOEELE, State of UTAH

hereby, CONVEY and WARRANT to

LEDGER COVE, LLC

grantee

Of PO BOX 95410
SOUTH JORDAN UT 84095

County of SALT LAKE, State of UTAH

For the sum of \$10.00 dollars and other good and valuable considerations.
The follow described tract of land in TOOEELE County, State of UTAH to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to easements, restrictions, rights of way appearing of record or enforceable in law and equity.

WITNESS the hands of said grantor(s), this 10th day of January, 2020.

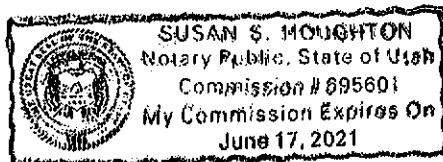
TOOELE ASSOCIATES LIMITED PARTNERSHIP

Drew D. Hall
BY: DREW D. HALL
ITS: MANAGING PARTNER

STATE OF UTAH }
COUNTY OF TOOEELE }
ss.

On the 10th day of Jan., 2020.
Personally appeared before me,
TOOELE ASSOCIATES LIMITED PARTNERSHIP
BY: DREW D. HALL
ITS: MANAGING PARTNER
the signer(s) of within instrument who duly
acknowledged to me that he executed the same.

Commission Expires:



S. Moughton
NOTARY PUBLIC
Residing at: TOOEELE, UTAH

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EAST SECTION LINE; SAID POINT BEING SOUTH 00°14'08" EAST, ALONG THE SECTION LINE, 1876.65 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°14'08" EAST, ALONG SAID EAST SECTION LINE, 717.30 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL CONVEYED IN WARRANTY DEED RECORDED ON NOVEMBER 29, 2006 (TOOELE COUNTY RECORDER'S OFFICE ENTRY#272926); THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°37'59" W 158.17 FEET TO A POINT ON A 39,423.08 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE 443.68 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°38'41", (CHORD BEARS NORTH 89°57'20" WEST, 443.68 FEET); (3) THENCE SOUTH 89°43'20" WEST, 750.72 FEET TO A POINT ON THE CENTER LINE OF AN EASEMENT RECORDED ON OCTOBER 10, 2006 (TOOELE COUNTY RECORDER'S OFFICE ENTRY #269281); THENCE ALONG SAID EASEMENT CENTER LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE NORTH 00°02'00" WEST, 97.29 FEET TO A POINT ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT; (2) THENCE 290.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°27'33" (CHORD BEARS NORTH 27°41'46" EAST, 279.18 FEET); (3) THENCE NORTH 55°25'32" EAST, 433.56 FEET TO A POINT ON A 300.00 FOOT RADIUS CURVE TO THE LEFT; (4) THENCE 56.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°45'33" (CHORD BEARS NORTH 50°02'45" EAST, 56.25 FEET); (5) THENCE NORTH 44°39'58" EAST, 126.45 FEET; THENCE NORTH 89°45'52" EAST, 730.91 FEET TO THE POINT OF BEGINNING.

Entry #: 585152

02/07/2023 10:55 AM QUIT CLAIM DEED

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FEE: \$40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY

Jerry Houghton, Tooele County, Recorder

Mail Recorded Deed & Tax Notice To:
Ledger Cove, LLC
10610 S Jordan GTWY STE 200
South Jordan, UT 84095



**COTTONWOOD
TITLE**

File No.: 163114-JVF

QUITCLAIM DEED

Zenith Tooele LLC

GRANTOR(S) of Salt Lake City, State of Utah, hereby quitclaims to
Ledger Cove, LLC

GRANTEE(S) of South Jordan, State of Utah

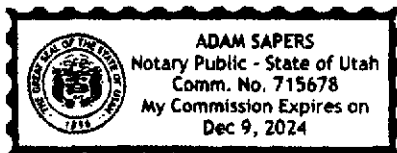
for the sum of Ten and no/100 (\$10.00) DOLLARS

and other good and valuable consideration, the following described tract of land in **Tooele** County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 02-128-0-0033 (for reference purposes only)

Dated this 6th day of February, 2023.



Zenith Tooele LLC

BY: Charles Akerlow
Charles Akerlow
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 6th day of February, 2023, before me, personally appeared Charles Akerlow, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Zenith Tooele LLC.

Adam Sapers
Notary Public

File No. 163114-JVF

EXHIBIT A

Beginning at a point on the East section line; said point being South 00°14'08" East, along the section line, 1876.65 feet from the East Quarter Corner of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian; and running thence South 00°14'08" East, along said East section line, 717.30 feet to the North line of that certain parcel conveyed in Warranty Deed Recorded on November 29, 2006 (Tooele County Recorder's Office Entry #272926); thence along said North line the following three (3) courses: (1) North 89°37'59" W 158.17 feet to a point on a 39,423.08 foot radius curve to the left; (2) thence 443.68 feet along said curve through a central angle of 00°38'41", (chord bears North 89°57'20" West, 443.68 feet); (3) thence South 89°43'20" West, 750.72 feet to a point on the center line of an easement recorded on October 10, 2006 (Tooele County Recorder's Office Entry #269281); thence along said easement center line the following five (5) courses: (1) thence North 00°02'00" West, 97.29 feet to a point on a 300.00 foot radius curve to the right; (2) thence 290.38 feet along said curve through a central angle of 55°27'33" (chord bears North 27°41'46" East, 279.18 feet); (3) thence North 55°25'32" East, 433.56 feet to a point on a 300.00 foot radius curve to the left; (4) thence 56.33 feet along said curve through a central angle of 10°45'33" (chord bears North 50°02'45" East, 56.25 feet); (5) thence North 44°39'58" East, 126.45 feet; thence North 89°45'52" East, 730.91 feet to the point of beginning.

