

Entry #: 498615  
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, Tooele County County Recorder

~~EXHIBIT B~~

HUNSAKER WELL

D.P. Well No. 1 or the "Hunsaker Well" shall mean the initial water well drilled by Tooele County for supply to Grantsville City and the Deseret Peak Complex, which is located in Section 13, in Township 3 South, Range 6 West, Salt Lake Base and Meridian, Tooele County, Utah, being more particularly described as follows:

South 1430 feet West 2760 feet from the Northeast corner, Section 13, Township 3 South, Range 6 West of the Salt Lake Base and Meridian, Tooele County, Utah.

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EXHIBIT 3

SOUTH WILLOW TANK

Beginning at a point that is North 00°31'37" East 1053.595 feet along the section line and South 89°28'23" East 2422.854 feet from the Southwest Corner of Section 13, Township 3 South, Range 6 West, Salt Lake Base and Meridian and running thence in a 100.000' radius around said point, containing 0.72 acres.

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EXHIBIT C

WATER FACILITIES ASSIGNMENT AND BILL OF SALE

THIS WATER FACILITIES ASSIGNMENT AND BILL OF SALE (this "Assignment") is entered into to be effective as of 20 NOV, 2019 (the "Effective Date"), from TOOELE COUNTY, UTAH, a body corporate and politic of the state of Utah (the "County"), to GRANTSVILLE CITY, UTAH, a municipal corporation of the state of Utah (the "City").

RECITALS

A. The City and the County have entered into that certain Interlocal Cooperation Agreement, dated as of 20 NOV, 2019 (the "Interlocal Agreement"), pursuant to which the County has agreed to convey to the City all of the County's right, title and interest in and to certain Water Facilities, consisting of both real property and personal property, as the same are described and defined in the Interlocal Agreement (collectively, the "Water Facilities").

B. By this Assignment, the County desires to convey to the City such portion of the Water Facilities as constitute personal property (the "Personal Property"), including without limitation those items of Personal Property listed on Exhibit A attached hereto, in satisfaction of the County's obligations under the Settlement Agreement. |

NOW THEREFORE, for and in consideration of the premises, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County does hereby make the following transfers, grants, assignments and conveyances to the City:

1. Bill of Sale. The County does hereby transfer, grant, assign, sell and convey to the City all of the County' right, title and interest in and to all of the Personal Property.

2. Assignment. The County does hereby assign, transfer, set over and convey to the City, to the fullest extent the same are assignable, all of the County' right, title, and interest, in and to (i) any and all warranties and/or guaranties of any kind, express or implied, written or oral, relating to the Water Facilities, including without limitation any and all warranties and/or guaranties from contractors, builders, manufacturers, vendors, and/or suppliers, (ii) any and all licenses, zoning work, consents, approvals or permits relating to the use, occupation, benefit, and enjoyment of the Water Facilities (including, without limitation, certificates of occupancy, entitlements, building permits, development rights, zoning or land use work, or submittals) (collectively, the "Entitlements"), (iii) any applications, reports, surveys, studies, plans, site plans, master plans, plans, assessments, and all other documents, information and materials in any way related to the Water Facilities and/or the Entitlements, (iv) any and all trademarks and copyrights, of any kind whatsoever related or appurtenant to the Water Facilities, (v) any and all maintenance, owners, and/or other manuals related to the Water Facilities, and (vi) any and all other benefits, interests, rights and intangible property or assets in any way related to the Water Facilities and/or the Entitlements.

3. Warranties and Representations. The County hereby represents and warrants that title to the Personal Property is held by the County, and that the Personal Property is free and clear of any and all liens and encumbrances arising by or through the County.

4. Construction. This Assignment shall be construed in accordance with Utah law.

IN WITNESS WHEREOF, the County has executed this Water Facilities Assignment and Bill of Sale as of the Effective Date.

**TOOELE COUNTY, UTAH**



Thomas Tripp,  
Chair, Tooele County Commission



EXHIBIT A 1

The Personal Property assigned and conveyed by this Water Facilities Assignment and Bill of Sale include, without limitation, the following:

Equipment:

Meters, meter boxes, valve covers, rings, shovels, brooms, gorilla shelving.

Pump Houses and Pump Pits:

Pumps, valves, regulators, meters, injection equipment, electrical components and equipment, dosing meters, chemical storage tanks, telemetry equipment.

Tools:

Hand tools including wrenches, pliers, screwdrivers, valve keys, shovels, rakes, brooms, etc.

Locating equipment

Chemical test equipment: pH meter, chlorine and phosphate test kits

Telemetry System:

SCADA, radios, storage cabinets, solar panels, backup batteries, shed, antennas, electronic componentry, etc.

Radio Meter Read equipment:

Meters, handheld unit, software, other miscellaneous componentry

Supplies:

Paper goods, custodial supplies, light bulbs, cleaning chemicals, weed killers, fertilizer, sprayer, weed eater, gas cans, water testing supplies (bottles, labels, etc.)

Accounts:

All presently existing cash, negotiable instruments, bank accounts, accounts receivable and investments

EXHIBIT D

WHEN RECORDED, MAIL TO:

Mayor Brent K. Marshall  
Grantsville City  
429 East Main Street  
Grantsville, Utah 84029

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AGREEMENT

WATER FACILITIES EASEMENT

REFERENCE IS HEREBY MADE to that certain Water Facilities Quit Claim Deed, dated as of Nov 26, 2019, and recorded in the office of the Tooele County Recorder as Entry No. 498615, Book     , Page      (the Water Facilities Deed”), by which TOOELE COUNTY, UTAH, a body corporate and politic of the state of Utah (“Grantor”), granted to GRANTSVILLE CITY, UTAH, a municipal corporation of the state of Utah, whose mailing address is 429 East Main Street, Grantsville, Utah 84029 (“Grantee”), certain water facilities described in such Water Facilities Deed, used by or useful to Grantee in providing water service to and within the real property identified in Exhibit A attached hereto, including all wells, casings, pumps, sources of electrical supply, SCADA equipment, meters, pipelines, storage tanks, conduits, structures, tools, equipment and materials, and all facilities functionally related or appurtenant to the foregoing, whether located above or below the surface (collectively, the “Water Facilities”). For Ten Dollars (\$10) and other good and valuable consideration, Grantor does hereby grant, convey and warrant against all claiming by, through or under Grantor a non-exclusive, perpetual easement (the “Easement”) on, over, under, across and through all real property owned by Grantor and necessary or desirable to be used by Grantee in connection with the location, construction, installation, use, operation, maintenance, repair, removal, replacement, improvement and inspection of the Water Facilities, wherever located, including without limitation those parcels of land identified in Exhibit B attached hereto.

IN WITNESS WHEREOF, Grantor has executed this Water Facilities Easement this 26 day of NOV, 2019.

GRANTOR:

TOOELE COUNTY, UTAH

 11/26/19

Thomas Tripp,  
Chair, Tooele County Commission

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STATE OF UTAH )  
 ) :SS  
COUNTY OF TOOELE )

On this 26<sup>th</sup> day of November, 2019, personally appeared before me Thomas Tripp, personally known to me to be the Chair of the Tooele County Commission, who acknowledged to me that he signed the foregoing instrument as Chair of the Tooele County Commission, and acknowledged to me that Tooele County, Utah executed the same.

Megan N. Perez  
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NOTARY PUBLIC



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, Tooele County County Recorder

EXHIBIT A (

Real property located in Tooele County, Utah, described as follows:

Located in Sections 1, 2, 3, 4, 8, 9, 10, 11 and 12, all in Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, being more particularly described as follows:

Beginning at the northwest corner of Section 3, said Township and Range, and running thence along the north line of said Section 3 the following two (2) courses: 1) North 89°40'35" east 2,661.22 feet to the north quarter corner of said Section 3 and 2) North 89°40'35" east 2,661.22 feet to the northeast corner of said Section 3; thence along the north line of Section 2, said Township and Range the following two (2) courses; 1) North 89°40'35" east 2,661.02 feet to the north quarter corner of said Section 2 and 2) North 89°41'01" east 534.79 feet more or less to an extension of the south line of the Los Angeles and Salt Lake Railroad Parcel per the Miller Motor Sports Business Park P.U.D. No. 1 as recorded in the Office of the Tooele County Recorder as Entry No. 324129; thence South 84°23'36" east along said right-of-way 2,188.65 feet more or less to the east right-of-way line of Sheep Lane; thence South 00°39'55" east along said right-of-way 1,707.68 feet to the northwest corner of Lot 2, Miller Motor Sports Business Park P.U.D. No. 1; thence along said lot the following three (3) courses: 1) North 89°40'28" east 1,512.18 feet; 2) South 00°19'32" east 1,065.00 feet and 3) South 89°40'28" west 1,505.87 feet to the east right-of-way line of Sheep Lane; thence along said right-of-way the following five (5) courses: 1) South 00°39'55" east 450.40 feet; 2) Southerly along the arc of a 2,950.00 foot radius tangent curve to the left, the center of which bears North 89°20'04" east, through a central angle of 23°52'31", a distance of 1,229.28 feet; 3) South 24°32'26" east 450.87 feet; 4) Southerly along the arc of a 3,050.00 foot radius tangent curve to the right, the center of which bears South 65°27'34" west, through a central angle of 24°10'13", a distance of 1,286.64 feet and 5) South 00°22'13" east 3,520.49 feet more or less to the north right-of-way line of State Highway 112; thence South 85°36'36" west 111.94 feet to the South right-of-way line of said State Highway 112 and the east line of Deseret Peak Commercial P.U.D. as recorded in the Office of the Tooele County Recorder's Office as Entry No. 273351; thence South 00°07'40" east along said east line 747.18 feet to the south line of Section 12, said Township and Range; thence South 89°30'40" west along said south line 663.08 feet to the southwest corner of said Section 12; thence along the south line of Section 11, said Township and Range the following two (2) courses: 1) South 89°30'22" west 2,694.70 feet to the south quarter corner of said Section 11 and 2) South 89°30'15" west 2,694.65 feet to the southwest corner of said Section 11; thence along the south line of Section 10, said Township and Range, the following two (2) courses: 1) South 89°30'41" west 2691.12 feet to the south quarter corner

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of said Section 10 and 2) South 89°30'41" west 2,691.12 feet to the southeast corner of said Section 10; thence along the south line of Section 9, said Township and Range the following two (2) courses: 1) South 89°35'00" west 2,642.00 feet to the south quarter corner of said Section 9 and 2) South 89°35'00" west 2,836.98 feet to the south west corner of said Section 9; thence South 89°35'00" west along the south section line of Section 8, said Township and Range 1,320.90 feet to the existing boundary line of Grantsville City as created by that certain Hill and Argyle Annexation Plat recorded in the Office of the Tooele County Recorder as Entry No. 22468 in Book 951 at Page 230; thence along said boundary line the following three (3) courses: 1) North 00°26'37" east 1,340.87 feet, 2) North 89°46'00" east 1,321.01 feet and 3) North 00°27'03" east 1,336.65 feet to the east quarter corner of said Section 8 and the original Grantsville City Boundary; thence along said Grantsville City Boundary the following three (3) courses: 1) North 89°02'06" east 1,817.03 feet, 2) North 00°30'40" east 2,622.89 feet and 3) North 00°18'24" east 2,165.57 feet more or less to the south line of the Anderson Ranch Phase 4 Annexation to Grantsville City as recorded in the Office of the Tooele County Recorder as Entry No. 287614; thence along said boundary the following three (3) courses: 1) South 88°33'31" east 356.72 feet, 2) North 00°08'09" east 1,820.43 feet and 3) South 89°40'20" west 360.93 feet to the existing Grantsville City Limits; thence north along said existing Grantsville City Limits 820.54 feet more or less to the northerly right-of-way of State Highway 112, said line also being the southerly line of the Johnson Cattle Co. addition to Grantsville City as recorded in the Office of the Tooele County Recorder as Entry No. 280728; thence along said addition the following five (5) courses: 1) South 55°02'32" east 2,380.17 feet, 2) Southeasterly along the arc of a 1,1426.16 foot radius tangent curve to the left, the center of which bears North 36°47'49" east, through a central angle of 04°18'00", a distance of 857.32 feet, 3) South 59°20'32" east 1,145.01 feet more or less to the west line of Section 3, said Township and Range, 4) North 00°07'30" east 290.81 feet to the west quarter corner of Section 3 and 5) North 00°08'25" east 2654.63 feet to the point of beginning.

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EXHIBIT B

HUNSAKER WELL

D.P. Well No. 1 or the "Hunsaker Well" shall mean the initial water well drilled by Tooele County for supply to Grantsville City and the Deseret Peak Complex, which is located in Section 13, in Township 3 South, Range 6 West, Salt Lake Base and Meridian, Tooele County, Utah, being more particularly described as follows:

South 1430 feet West 2760 feet from the Northeast corner, Section 13, Township 3 South, Range 6 West of the Salt Lake Base and Meridian, Tooele County, Utah.

SOUTH WILLOW TANK

Beginning at a point that is North 00°31'37" East 1053.595 feet along the section line and South 89°28'23" East 2422.854 feet from the Southwest Corner of Section 13, Township 3 South, Range 6 West, Salt Lake Base and Meridian and running thence in a 100.000' radius around said point, containing 0.72 acres.

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EXHIBIT E

WHEN RECORDED RETURN TO:

Mayor Brent K. Marshall  
Grantsville City  
429 East Main Street  
Grantsville, Utah 84029

**WATER RIGHT QUIT CLAIM DEED**

TOOELE COUNTY, UTAH, a body corporate and politic of the state of Utah ("Grantor"), hereby conveys and quit claims to GRANTSVILLE CITY, UTAH, a municipal corporation of the state of Utah, whose mailing address is 429 East Main Street, Grantsville, Utah 84029 ("Grantee"), for Ten Dollars (\$10) and other good and valuable consideration, any all right, title and interest of Grantor in and to the following water rights:

Water Right Nos. 15-381 (a35140), 15-638 (a35140) and 15-639 (a35140), representing the right to divert 312.16 acre feet of water,

as so identified in the records of the Utah Division of Water Rights.

TOGETHER WITH all elements and attributes of the water right hereby conveyed.

IN WITNESS WHEREOF, Grantor has executed this Water Right Quit Claim Deed this 26 day of NOV, 2019.

**TOOELE COUNTY, UTAH**



Thomas Tripp,  
Chair, Tooele County Commission

STATE OF UTAH )  
 )  
 ) :SS  
COUNTY OF TOOELE )

On this 26<sup>th</sup> day of November, 2019, personally appeared before me Thomas Tripp, personally known to me to be the Chair of the Tooele County Commission, who acknowledged to me that he signed the foregoing instrument as Chair of the Tooele County Commission, and acknowledged to me that Tooele County, Utah executed the same.

Megan N. Perez  
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NOTARY PUBLIC



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EXHIBIT F

Completed in August 2019.

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EXHIBIT G

WHEN RECORDED, MAIL TO:

Mayor Brent K. Marshall  
Grantsville City  
429 East Main Street  
Grantsville, Utah 84029

**SEWER FACILITIES QUIT CLAIM DEED**

TOOELE COUNTY, UTAH, a body corporate and politic of the state of Utah ("Grantor"), hereby conveys and quit claims to GRANTSVILLE CITY, UTAH, a municipal corporation of the state of Utah, whose mailing address is 429 East Main Street, Grantsville, Utah 84029 ("Grantee"), for Ten Dollars (\$10.00) and other good and valuable consideration, all of Grantor's right, title and interest in and to all sewer facilities currently being used by or useful to Grantee in providing sewer service to and within the real property identified in Exhibit A attached hereto, including all lift stations and related facilities, and all existing pipelines, conduits, structures, tools, equipment and materials wherever located, and all facilities functionally related or appurtenant to the foregoing, including without limitation the following:

1. The Giza Lift Station, described as follows:

A wastewater lift station situated at approximately Sheep Lane and Tooele Valley Parkway and commonly referred to as the "Giza Lift Station," together with the related pumps, electrical boxes, SCADA, and all appurtenant equipment and facilities,

which lift station and related equipment and facilities is situated on the property identified on Exhibit B attached hereto,

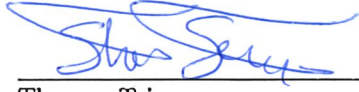
TOGETHER WITH: (i) all easements, rights-of-way, and appurtenances running with or pertaining thereto, and (ii) all of Grantor's right, title and interest in any land lying in any street, road or avenue in front of or adjoining the above-described property.

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IN WITNESS WHEREOF, Grantor has executed this Sewer Facilities Quit Claim Deed  
this 26 day of NOV, 2019.

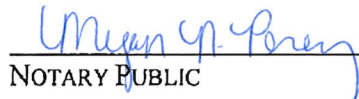
TOOELE COUNTY, UTAH



Thomas Tripp,  
Chair, Tooele County Commission

STATE OF UTAH )  
 )SS  
COUNTY OF TOOELE )

On this 26<sup>th</sup> day of November, 2019, personally appeared before me Thomas Tripp,  
personally known to me to be the Chair of the Tooele County Commission, who acknowledged to  
me that he signed the foregoing instrument as Chair of the Tooele County Commission, and  
acknowledged to me that Tooele County, Utah executed the same.

  
NOTARY PUBLIC



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EXHIBIT 1

Real property located in Tooele County, Utah, described as follows:

Located in Sections 1, 2, 3, 4, 8, 9, 10, 11 and 12, all in Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, being more particularly described as follows:

Beginning at the northwest corner of Section 3, said Township and Range, and running thence along the north line of said Section 3 the following two (2) courses: 1) North 89°40'35" east 2,661.22 feet to the north quarter corner of said Section 3 and 2) North 89°40'35" east 2,661.22 feet to the northeast corner of said Section 3; thence along the north line of Section 2, said Township and Range the following two (2) courses; 1) North 89°40'35" east 2,661.02 feet to the north quarter corner of said Section 2 and 2) North 89°41'01" east 534.79 feet more or less to an extension of the south line of the Los Angeles and Salt Lake Railroad Parcel per the Miller Motor Sports Business Park P.U.D. No. 1 as recorded in the Office of the Tooele County Recorder as Entry No. 324129; thence South 84°23'36" east along said right-of-way 2,188.65 feet more or less to the east right-of-way line of Sheep Lane; thence South 00°39'55" east along said right-of-way 1,707.68 feet to the northwest corner of Lot 2, Miller Motor Sports Business Park P.U.D. No. 1; thence along said lot the following three (3) courses: 1) North 89°40'28" east 1,512.18 feet; 2) South 00°19'32" east 1,065.00 feet and 3) South 89°40'28" west 1,505.87 feet to the east right-of-way line of Sheep Lane; thence along said right-of-way the following five (5) courses: 1) South 00°39'55" east 450.40 feet; 2) Southerly along the arc of a 2,950.00 foot radius tangent curve to the left, the center of which bears North 89°20'04" east, through a central angle of 23°52'31", a distance of 1,229.28 feet; 3) South 24°32'26" east 450.87 feet; 4) Southerly along the arc of a 3,050.00 foot radius tangent curve to the right, the center of which bears South 65°27'34" west, through a central angle of 24°10'13", a distance of 1,286.64 feet and 5) South 00°22'13" east 3,520.49 feet more or less to the north right-of-way line of State Highway 112; thence South 85°36'36" west 111.94 feet to the South right-of-way line of said State Highway 112 and the east line of Deseret Peak Commercial P.U.D. as recorded in the Office of the Tooele County Recorder's Office as Entry No. 273351; thence South 00°07'40" east along said east line 747.18 feet to the south line of Section 12, said Township and Range; thence South 89°30'40" west along said south line 663.08 feet to the southwest corner of said Section 12; thence along the south line of Section 11, said Township and Range the following two (2) courses: 1) South 89°30'22" west 2,694.70 feet to the south quarter corner of said Section 11 and 2) South 89°30'15" west 2,694.65 feet to the southwest corner of said Section 11; thence along the south line of Section 10, said Township and Range, the following two (2) courses: 1) South 89°30'41" west 2691.12 feet to the south quarter corner

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of said Section 10 and 2) South 89°30'41" west 2,691.12 feet to the southeast corner of said Section 10; thence along the south line of Section 9, said Township and Range the following two (2) courses: 1) South 89°35'00" west 2,642.00 feet to the south quarter corner of said Section 9 and 2) South 89°35'00" west 2,836.98 feet to the south west corner of said Section 9; thence South 89°35'00" west along the south section line of Section 8, said Township and Range 1,320.90 feet to the existing boundary line of Grantsville City as created by that certain Hill and Argyle Annexation Plat recorded in the Office of the Tooele County Recorder as Entry No. 22468 in Book 951 at Page 230; thence along said boundary line the following three (3) courses: 1) North 00°26'37" east 1,340.87 feet, 2) North 89°46'00" east 1,321.01 feet and 3) North 00°27'03" east 1,336.65 feet to the east quarter corner of said Section 8 and the original Grantsville City Boundary; thence along said Grantsville City Boundary the following three (3) courses: 1) North 89°02'06" east 1,817.03 feet, 2) North 00°30'40" east 2,622.89 feet and 3) North 00°18'24" east 2,165.57 feet more or less to the south line of the Anderson Ranch Phase 4 Annexation to Grantsville City as recorded in the Office of the Tooele County Recorder as Entry No. 287614; thence along said boundary the following three (3) courses: 1) South 88°33'31" east 356.72 feet, 2) North 00°08'09" east 1,820.43 feet and 3) South 89°40'20" west 360.93 feet to the existing Grantsville City Limits; thence north along said existing Grantsville City Limits 820.54 feet more or less to the northerly right-of-way of State Highway 112, said line also being the southerly line of the Johnson Cattle Co. addition to Grantsville City as recorded in the Office of the Tooele County Recorder as Entry No. 280728; thence along said addition the following five (5) courses: 1) South 55°02'32" east 2,380.17 feet, 2) Southeasterly along the arc of a 1,1426.16 foot radius tangent curve to the left, the center of which bears North 36°47'49" east, through a central angle of 04°18'00", a distance of 857.32 feet, 3) South 59°20'32" east 1,145.01 feet more or less to the west line of Section 3, said Township and Range, 4) North 00°07'30" east 290.81 feet to the west quarter corner of Section 3 and 5) North 00°08'25" east 2654.63 feet to the point of beginning.



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EXHIBIT B

A part of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah.

Beginning at a point on the Los Angeles and Salt Lake Railroad Company south west corner at the old fence post and running thence south 374 feet along Sheep Lane, running thence east 62 feet from the edge of Sheep Lane to the northwest corner of the Giza Lift Station.

Or approximately 40°35'34" North, 112°22'12" West.

A photo of the station is below:



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EXHIBIT H

SEWER FACILITIES ASSIGNMENT AND BILL OF SALE

THIS SEWER FACILITIES ASSIGNMENT AND BILL OF SALE (this "Assignment") is entered into to be effective as of 26 NOV, 2019 (the "Effective Date"), from TOOELE COUNTY, UTAH, a body corporate and politic of the state of Utah (the "County"), to GRANTSVILLE CITY, UTAH, a municipal corporation of the state of Utah (the "City").

RECITALS

A. The City and the County have entered into that certain Interlocal Cooperation Agreement, dated as of 26 NOV, 2019 (the "Interlocal Agreement"), pursuant to which the County has agreed to convey to the City all of the County's right, title and interest in and to certain Sewer Facilities, consisting of both real property and personal property, as the same are described and defined in the Interlocal Agreement (collectively, the "Sewer Facilities").

B. By this Assignment, the County desires to convey to the City such portion of the Water Facilities as constitute personal property (the "Personal Property"), including without limitation those items of Personal Property listed on Exhibit A attached hereto, in satisfaction of the County's obligations under the Settlement Agreement.

NOW THEREFORE, for and in consideration of the premises, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County does hereby make the following transfers, grants, assignments and conveyances to the City:

1. Bill of Sale. The County does hereby transfer, grant, assign, sell and convey to the City all of the County's right, title and interest in and to all of the Personal Property.

2. Assignment. The County does hereby assign, transfer, set over and convey to the City, to the fullest extent the same are assignable, all of the County's right, title, and interest, in and to (i) any and all warranties and/or guaranties of any kind, express or implied, written or oral, relating to the Sewer Facilities, including without limitation any and all warranties and/or guaranties from contractors, builders, manufacturers, vendors, and/or suppliers, (ii) any and all licenses, zoning work, consents, approvals or permits relating to the use, occupation, benefit, and enjoyment of the Sewer Facilities (including, without limitation, certificates of occupancy, entitlements, building permits, development rights, zoning or land use work, or submittals) (collectively, the "Entitlements"), (iii) any applications, reports, surveys, studies, plans, site plans, master plans, plans, assessments, and all other documents, information and materials in any way related to the Sewer Facilities and/or the Entitlements, (iv) any and all trademarks and copyrights, of any kind whatsoever related or appurtenant to the Sewer Facilities, (v) any and all maintenance, owners, and/or other manuals related to the Sewer Facilities, and (vi) any and all other benefits, interests, rights and intangible property or assets in any way related to the Sewer Facilities and/or the Entitlements.



3. Warranties and Representations. The County hereby represents and warrants that title to the Personal Property is held by the County, and that the Personal Property is free and clear of any and all liens and encumbrances arising by or through the County.

4. Construction. This Assignment shall be construed in accordance with Utah law.

IN WITNESS WHEREOF, the County has executed this Sewer Facilities Assignment and Bill of Sale as of the Effective Date.

**TOOELE COUNTY, UTAH**



\_\_\_\_\_  
Thomas Tripp,  
Chair, Tooele County Commission

EXHIBIT A 1

The Personal Property assigned and conveyed by this Sewer Facilities Assignment and Bill of Sale include, without limitation, the following:

Equipment:

Meters, meter boxes, valve covers, rings, shovels, brooms, gorilla shelving.

Pump Houses and Pump Pits:

Pumps, valves, regulators, meters, injection equipment, electrical components and equipment, dosing meters, chemical storage tanks, telemetry equipment.

Tools:

Hand tools including wrenches, pliers, screwdrivers, valve keys, shovels, rakes, brooms, etc.

Locating equipment

Telemetry System:

SCADA, radios, storage cabinets, solar panels, backup batteries, shed, antennas, electronic componentry, etc.

Radio Meter Read equipment:

Meters, handheld unit, software, other miscellaneous componentry

Supplies:

Paper goods, custodial supplies, light bulbs, cleaning chemicals, weed killers, fertilizer, sprayer, weed eater, gas cans, water testing supplies (bottles, labels, etc.)

Accounts:

All presently existing cash, negotiable instruments, bank accounts, accounts receivable and investments

EXHIBIT I

WHEN RECORDED, MAIL TO:

Mayor Brent K. Marshall  
Grantsville City  
429 East Main Street  
Grantsville, Utah 84029

SEWER FACILITIES EASEMENT

REFERENCE IS HEREBY MADE to that certain Sewer Facilities Quit Claim Deed, dated as of Nov 26, 2019, and recorded in the office of the Tooele County Recorder as Entry No. 498618, Book —, Page — (the Water Facilities Deed”), by which TOOELE COUNTY, UTAH, a body corporate and politic of the state of Utah (“Grantor”), granted to GRANTSVILLE CITY, UTAH, a municipal corporation of the state of Utah, whose mailing address is 429 East Main Street, Grantsville, Utah 84029 (“Grantee”), certain sewer facilities described in such Sewer Facilities Deed, used by or useful to Grantee in providing sewer service to and within the real property identified in Exhibit A attached hereto, including all lift stations and related facilities, and all existing pipelines, conduits, structures, tools, equipment and materials wherever located, and all facilities functionally related or appurtenant to the foregoing, whether located above or below the surface (collectively, the “Sewer Facilities”). For Ten Dollars (\$10) and other good and valuable consideration, Grantor does hereby grant, convey and warrant against all claiming by, through or under Grantor a non-exclusive, perpetual easement (the “Easement”) on, over, under, across and through all real property owned by Grantor and necessary or desirable to be used by Grantee in connection with the location, construction, installation, use, operation, maintenance, repair, removal, replacement, improvement and inspection of the Sewer Facilities, wherever located, including without limitation those parcels of land identified in Exhibit B attached hereto.

IN WITNESS WHEREOF, Grantor has executed this Sewer Facilities Easement this 26 day of NOV, 2019.

GRANTOR:

TOOELE COUNTY, UTAH

  
\_\_\_\_\_  
Thomas Tripp,  
Chair, Tooele County Commission

STATE OF UTAH )  
 )  
 ) :ss  
COUNTY OF TOOELE )

On this 26<sup>th</sup> day of November, 2019, personally appeared before me Thomas Tripp, personally known to me to be the Chair of the Tooele County Commission, who acknowledged to me that he signed the foregoing instrument as Chair of the Tooele County Commission, and acknowledged to me that Tooele County, Utah executed the same.

Megan N. Perez  
\_\_\_\_\_  
NOTARY PUBLIC



S  
E  
A  
L



EXHIBIT / 1

Real property located in Tooele County, Utah, described as follows:

Located in Sections 1, 2, 3, 4, 8, 9, 10, 11 and 12, all in Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah, being more particularly described as follows:

Beginning at the northwest corner of Section 3, said Township and Range, and running thence along the north line of said Section 3 the following two (2) courses: 1) North 89°40'35" east 2,661.22 feet to the north quarter corner of said Section 3 and 2) North 89°40'35" east 2,661.22 feet to the northeast corner of said Section 3; thence along the north line of Section 2, said Township and Range the following two (2) courses; 1) North 89°40'35" east 2,661.02 feet to the north quarter corner of said Section 2 and 2) North 89°41'01" east 534.79 feet more or less to an extension of the south line of the Los Angeles and Salt Lake Railroad Parcel per the Miller Motor Sports Business Park P.U.D. No. 1 as recorded in the Office of the Tooele County Recorder as Entry No. 324129; thence South 84°23'36" east along said right-of-way 2,188.65 feet more or less to the east right-of-way line of Sheep Lane; thence South 00°39'55" east along said right-of-way 1,707.68 feet to the northwest corner of Lot 2, Miller Motor Sports Business Park P.U.D. No. 1; thence along said lot the following three (3) courses: 1) North 89°40'28" east 1,512.18 feet; 2) South 00°19'32" east 1,065.00 feet and 3) South 89°40'28" west 1,505.87 feet to the east right-of-way line of Sheep Lane; thence along said right-of-way the following five (5) courses: 1) South 00°39'55" east 450.40 feet; 2) Southerly along the arc of a 2,950.00 foot radius tangent curve to the left, the center of which bears North 89°20'04" east, through a central angle of 23°52'31", a distance of 1,229.28 feet; 3) South 24°32'26" east 450.87 feet; 4) Southerly along the arc of a 3,050.00 foot radius tangent curve to the right, the center of which bears South 65°27'34" west, through a central angle of 24°10'13", a distance of 1,286.64 feet and 5) South 00°22'13" east 3,520.49 feet more or less to the north right-of-way line of State Highway 112; thence South 85°36'36" west 111.94 feet to the South right-of-way line of said State Highway 112 and the east line of Deseret Peak Commercial P.U.D. as recorded in the Office of the Tooele County Recorder's Office as Entry No. 273351; thence South 00°07'40" east along said east line 747.18 feet to the south line of Section 12, said Township and Range; thence South 89°30'40" west along said south line 663.08 feet to the southwest corner of said Section 12; thence along the south line of Section 11, said Township and Range the following two (2) courses: 1) South 89°30'22" west 2,694.70 feet to the south quarter corner of said Section 11 and 2) South 89°30'15" west 2,694.65 feet to the southwest corner of said Section 11; thence along the south line of Section 10, said Township and Range, the following two (2) courses: 1) South 89°30'41" west 2691.12 feet to the south quarter corner

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Tooele County County Recorder

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FEE \$0.00 BY TOOELE COUNTY

, Tooele County County Recorder

of said Section 10 and 2) South 89°30'41" west 2,691.12 feet to the southeast corner of said Section 10; thence along the south line of Section 9, said Township and Range the following two (2) courses: 1) South 89°35'00" west 2,642.00 feet to the south quarter corner of said Section 9 and 2) South 89°35'00" west 2,836.98 feet to the south west corner of said Section 9; thence South 89°35'00" west along the south section line of Section 8, said Township and Range 1,320.90 feet to the existing boundary line of Grantsville City as created by that certain Hill and Argyle Annexation Plat recorded in the Office of the Tooele County Recorder as Entry No. 22468 in Book 951 at Page 230; thence along said boundary line the following three (3) courses: 1) North 00°26'37" east 1,340.87 feet, 2) North 89°46'00" east 1,321.01 feet and 3) North 00°27'03" east 1,336.65 feet to the east quarter corner of said Section 8 and the original Grantsville City Boundary; thence along said Grantsville City Boundary the following three (3) courses: 1) North 89°02'06" east 1,817.03 feet, 2) North 00°30'40" east 2,622.89 feet and 3) North 00°18'24" east 2,165.57 feet more or less to the south line of the Anderson Ranch Phase 4 Annexation to Grantsville City as recorded in the Office of the Tooele County Recorder as Entry No. 287614; thence along said boundary the following three (3) courses: 1) South 88°33'31" east 356.72 feet, 2) North 00°08'09" east 1,820.43 feet and 3) South 89°40'20" west 360.93 feet to the existing Grantsville City Limits; thence north along said existing Grantsville City Limits 820.54 feet more or less to the northerly right-of-way of State Highway 112, said line also being the southerly line of the Johnson Cattle Co. addition to Grantsville City as recorded in the Office of the Tooele County Recorder as Entry No. 280728; thence along said addition the following five (5) courses: 1) South 55°02'32" east 2,380.17 feet, 2) Southeasterly along the arc of a 1,1426.16 foot radius tangent curve to the left, the center of which bears North 36°47'49" east, through a central angle of 04°18'00", a distance of 857.32 feet, 3) South 59°20'32" east 1,145.01 feet more or less to the west line of Section 3, said Township and Range, 4) North 00°07'30" east 290.81 feet to the west quarter corner of Section 3 and 5) North 00°08'25" east 2654.63 feet to the point of beginning.

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Tooele County County Recorder

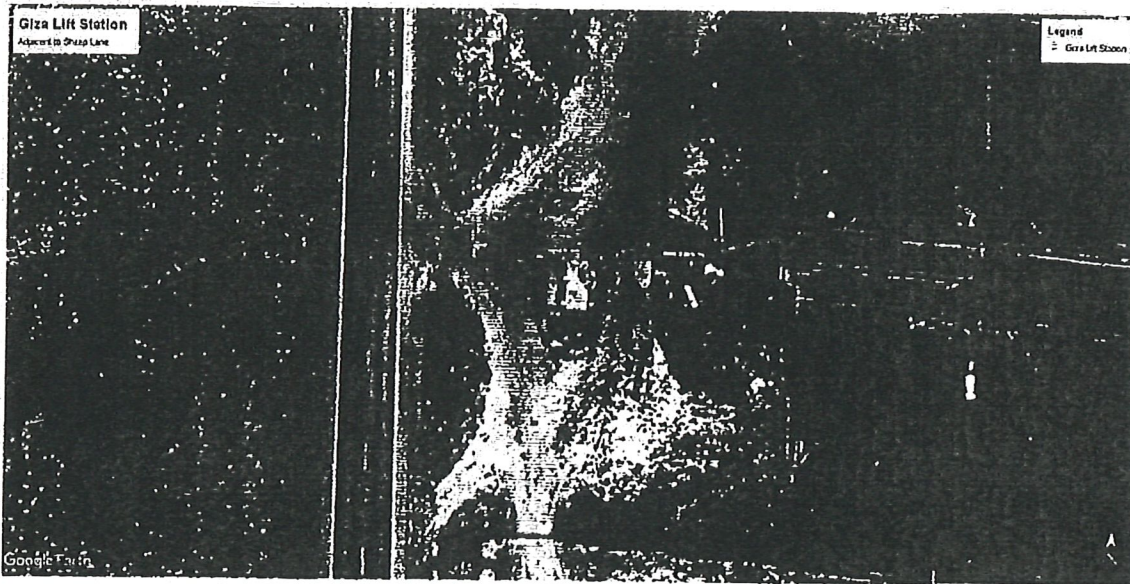
EXHIBIT B

A part of Section 1, Township 3 South, Range 5 West, Salt Lake Base and Meridian, Tooele County, Utah.

Beginning at a point on the Los Angeles and Salt Lake Railroad Company south west corner at the old fence post and running thence south 374 feet along Sheep Lane, running thence east 62 feet from the edge of Sheep Lane to the northwest corner of the Giza Lift Station.

Or approximately 40°35'34" North, 112°22'12" West.

A photo of the station is below:



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EXHIBIT B

Stipulation and Order for Dismissal with Prejudice



Christopher E. Bramhall (Bar No. 3996)  
Peter C. Schofield (Bar No. 9447)  
KIRTON McCONKIE  
2600 W. Executive Parkway, Suite 400  
Lehi, Utah 84043  
Telephone: (801) 426-2100  
Facsimile: (801) 426-2101

*Attorneys for Plaintiff Grantsville City*

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**IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT  
IN AND FOR TOOELE COUNTY, STATE OF UTAH**

---

GRANTSVILLE CITY,

Plaintiff,

vs.

TOOELE COUNTY, UTAH and DESERET  
PEAK SPECIAL SERVICE DISTRICT,

Defendants.

**ORDER OF DISMISSAL WITH  
PREJUDICE**

Case No. 170300595

Judge Matthew Bates

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TOOELE COUNTY, UTAH, DESERET  
PEAK SPECIAL SERVICE DISTRICT  
and TOOELE COUNTY  
REDEVELOPMENT AGENCY,

Counterclaimants,

v.

GRANTSVILLE CITY,

Counterdefendant.

---

This matter comes before the Court on the parties' Stipulated Motion to Dismiss with Prejudice pursuant to Rule 41(a)(1)(A)(ii) of the Utah Rules of Civil Procedure. Having considered the Motion and for good cause appearing, the Court hereby GRANTS the Motion and ORDERS, ADJUDGES, AND DECREES, that this action and all claims therein are dismissed with prejudice, each party to bear their own costs.

**\*\*\*END OF DOCUMENT\*\*\***

**When Entered, Signature of Court Appears  
at the Top Right Corner of Document**

APPROVED AS TO FORM:

CLYDE SNOW & SESSIONS

/s/ \_\_\_\_\_ *(with permission)*

Edwin C. Barnes

D. Brent Rose

*Attorneys for Defendants*

**CERTIFICATE OF SERVICE**

I hereby certify that on this \_\_\_\_ day of September, 2019, a true and correct copy of the foregoing **ORDER OF DISMISSAL WITH PREJUDICE** was served on the following as indicated below:

Edwin C. Barnes  
D. Brent Rose  
Clyde Snow & Sessions  
201 South Main Street, Suite 1300  
Salt Lake City, Utah 84111

- U.S. Mail, Postage Prepaid
- Hand Delivered
- Overnight Mail
- Facsimile
- Court ECF

/s/ Jenny Christensen

Christopher E. Bramhall (Bar No. 3996)  
Peter C. Schofield (Bar No. 9447)  
KIRTON McCONKIE  
2600 W. Executive Parkway, Suite 400  
Lehi, Utah 84043  
Telephone: (801) 426-2100  
Facsimile: (801) 426-2101

*Attorneys for Plaintiff Grantsville City*

---

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IN AND FOR TOOELE COUNTY, STATE OF UTAH**

---

GRANTSVILLE CITY,

Plaintiff,

vs.

TOOELE COUNTY, UTAH and DESERET  
PEAK SPECIAL SERVICE DISTRICT,

Defendants.

---

TOOELE COUNTY, UTAH, DESERET  
PEAK SPECIAL SERVICE DISTRICT  
and TOOELE COUNTY  
REDEVELOPMENT AGENCY,

Counterclaimants,

v.

GRANTSVILLE CITY,

Counterdefendant.

---

**STIPULATED MOTION TO DISMISS  
WITH PREJUDICE**

Case No. 170300595

Judge Matthew Bates



Pursuant to Rule 41(a)(1)(A)(ii) of the Utah Rules of Civil Procedure, Plaintiff Grantsville City and Defendants Tooele County, Deseret Peak Special Service District and Tooele County Redevelopment Agency, through their respective counsel, respectfully move by stipulation for an order of dismissal with prejudice of all claims in this case. The parties have settled their differences and now seek a dismissal of this action.

DATED this \_\_\_\_ day of August 2019.

KIRTON McCONKIE

/s/  
Christopher E. Bramhall  
Peter C. Schofield  
*Attorneys for Plaintiff Grantsville City*

CLYDE SNOW & SESSIONS

/s/ \_\_\_\_\_ *(with permission)*  
Edwin C. Barnes  
D. Brent Rose  
*Attorneys for Defendants*

**CERTIFICATE OF SERVICE**

I hereby certify that on this \_\_\_\_\_ day of September, 2019, a true and correct copy of the foregoing **STIPULATED MOTION TO DISMISS WITH PREJUDICE** was served on the following as indicated below:

Edwin C. Barnes  
D. Brent Rose  
Clyde Snow & Sessions  
201 South Main Street, Suite 1300  
Salt Lake City, Utah 84111

- U.S. Mail, Postage Prepaid
- Hand Delivered
- Overnight Mail
- Facsimile
- Court ECF

/s/ Jenny Christensen \_\_\_\_\_