

WHEN RECORDED, MAIL TO:

Cheney Law Group  
2825 E. Cottonwood Pkwy, Suite 500  
Cottonwood Heights, UT 84121  
Attn: Brian C. Cheney

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**SPECIAL WARRANTY DEED  
(Rail Trail)**

**THIS SPECIAL WARRANTY DEED** (“Deed”) is made as of this 2nd day of March, 2021, by **TOOELE COUNTY, a political subdivision of the State of Utah**, whose address is 47 South Main Street, Tooele, Utah 84074, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS** against all who claim by, through or under Grantor, to **RG LAKEVIEW, LLC, a Utah limited liability company**, whose address is 2265 E. Murray Holladay Road, Holladay, Utah 84117, Grantee, the following described real property, situate in Tooele County and State of Utah, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

*See Exhibit “A” attached hereto and incorporated herein by this reference.*

*TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.*

*SUBJECT, HOWEVER, to all easements, rights-of-way, reservations and restrictions, including all minerals and mineral rights of any kind, now of record.*

*[signature page to follow]*

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date set forth above.

**TOOELE COUNTY**  
**a Utah political subdivision**

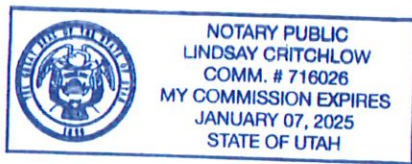


By: Tom Tripp  
Chair, Tooele County Council

STATE OF UTAH            )  
  ) ss.  
COUNTY OF TOOELE    )

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by Tom Tripp, Chair of the Tooele County Council, this 2nd day of March, 2021.

WITNESS my hand and official seal.

  
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NOTARY PUBLIC  
My Commission Expires:

**EXHIBIT A TO SPECIAL WARRANTY DEED**

That certain real property in the County of Tooele, State of Utah, more particularly described as follows:

All that portion of the abandoned Warner Branch right of way of the Union Pacific Railroad Company (formerly Western Pacific Railroad Company) situate in the South Half and Northwest Quarter of Section 12, Township 3 South, Range 5 West of the Salt Lake Meridian as described in the Donative Quitclaim Deed recorded January 12, 1994 as Entry No. 61883 more particularly described as follows:

BEGINNING at a point on the easterly boundary line of the existing Rail Trail, which is 1060.00 feet South 00°22'15" East along the Section line and 2604.73 feet South 89°36'48" West from the East Quarter corner of said Section 12, and running thence South 89°36'48" West 144.92 feet to a point on a 2927.53 foot radius non-tangent curve to the right; thence Northwesterly 408.47 feet along the arc of said curve and the westerly boundary line of said Rail Trail through a central angle of 07°59'39" (chord bears North 41°43'17" West 408.14 feet) to a tangent line; thence North 37°43'28" West 2485.09 feet along the westerly boundary line of said Rail Trail to the easterly boundary and right-of-way line of Sheep Lane as shown on that certain Road Dedication Plat for Sheep Lane – SR 112 to SR 138 prepared for Tooele County by Meridian Engineering by Michael W. Nadeau, PLS and dated 2-APR-2019; thence North 00°22'15" West 164.82 feet along said Road to the easterly boundary line of said Rail Trail; thence South 37°43'28" East 2616.10 feet along said Rail Trail to a point of curvature with a 2827.53 foot radius curve to the left; thence southeasterly 497.60 feet along said curve and Rail Trail through a central angle of 10°04'59" (chord bears South 42°45'57" East 496.96 feet) to the POINT OF BEGINNING.

