

WHEN RECORDED, MAIL TO:

OCI Building, LLC
259 River Bend Way, #102
North Salt Lake, UT 84054

Parcel No. 06-297-~~001~~⁰⁰⁰¹
110639 - JVP

SPECIAL WARRANTY DEED
(Limited Liability Company)

JAMES T. FERRARO, TERESA A. FERRARO, TRUSTEES OF THE FERRARO FAMILY TRUST DATED OCTOBER 29, 2013, residing at 166 Oakridge Drive, Bountiful, UT 84010 (“**Grantor**”), hereby conveys and warrants against all who claim by, through or under Grantor to OCI BUILDING, LLC, a Utah limited liability company, with its principal office at 259 River Bend Way #102, North Salt Lake, UT 84054, (“**Grantee**”), for good and valuable consideration, the sufficiency of which is hereby acknowledged, the following described real property, situated in Davis County, State of Utah, and more particularly described as follows:

ALL OF LOT 9A, HUGHES INDUSTRIAL PARK LOT 9 AMENDED.

together with any interests, rights, and appurtenances thereto, as well as any and all improvements thereon.

SUBJECT TO: (1) all easements, restrictions, agreements, encroachments, encumbrances and rights of way of record, known to Grantee, observable on the land or enforceable at law or in equity; (2) any state of facts an accurate ALTA survey or inspection of the premises would show; (3) all general property taxes for the year 2019 and thereafter (taxes for 2019 to be prorated as of closing); (4) all assessments for which notice has not been given, if any; (5) all zoning laws and ordinances; and (6) claims and objections of Utah Department of Transportation and/or the State of Utah.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on the 6 day of June, 2019.

GRANTOR:

James T. Ferraro
James T. Ferraro, Trustee of the Ferraro Family Trust, dated October 29, 2013

Teresa A. Ferraro
Teresa A. Ferraro, Trustee of the Ferraro Family Trust, dated October 29, 2013.

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 6 day of June, 2019 by James T. Ferraro and Teresa A. Ferraro in their representative capacities as Trustees of the Ferraro Family Trust, dated October 29, 2013.

Sonja Burdash
NOTARY PUBLIC

