

E 3319011 B 7644 P 2710-2712
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/24/2020 02:26 PM
FEE \$40.00 Pgs: 3
DEP RTT REC'D FOR QUANTRONIX INC

Mail Recorded Deed and Tax Notice To:
Quantronix, Inc.
314 S. 200 W., P.O. Box 929
Farmington, UT 84025

SPECIAL WARRANTY DEED

STEED CREEK PROPERTIES, LLC.

GRANTOR of Farmington, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the Grantor to

QUANTRONIX, INC.,

GRANTEE of Farmington, 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 **Davis County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, right of way and reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 24 day of November 2020.

STEED CREEK PROPERTIES, LLC

BY: [Signature]
Name: Clark Skeen
Title: Manager

STATE OF UTAH
COUNTY OF DAVIS

On the 24th day of November, 2020, Clark Skeen
personally appeared before me and acknowledged himself to be the Manager
of Steed Creek Properties, LLC and that he, being authorized to do so, executed the foregoing instrument.

[Signature]
Notary Public

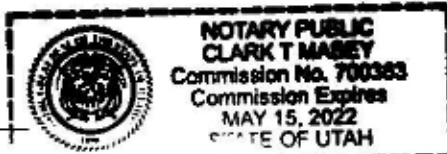


EXHIBIT A

Physical Address and Serial Number

314 S. 200 West, Farmington UT 84025

Serial Number: 080870135

Legal Description

PARCEL 1

BEGINNING AT A POINT WHICH IS NORTH 0°07'50" WEST 873.14 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH; AND RUNNING THENCE DUE EAST 25.50 FEET; THENCE NORTH 0°07'50" WEST 20.00 FEET; THENCE SOUTH 89°52'10" WEST 251.88 FEET; THENCE DUE NORTH 30.06 FEET TO THE SOUTH LINE OF THE PROPERTY CONVEYED IN DEED RECORDED February 28, 1994 IN BOOK 1729, PAGE 50, THENCE SOUTH 89°52'10" WEST 368.97 FEET TO THE STATE ROAD COMMISSION PROPERTY; THENCE SOUTH 24°43'36" EAST 191.92 FEET; THENCE SOUTH 34°30'39" EAST 71.89 FEET; THENCE NORTH 89°40'30" EAST 246.41 FEET TO THE PROPERTY CONVEYED IN DEED RECORDED JULY 31, 1987, IN BOOK 1184, PAGE 622 OF THE DAVIS COUNTY RECORDER, THENCE ALONG THE WEST LINE AND NORTH LINE OF SAID PROPERTY THE FOLLOWING COURSES AND DISTANCES; NORTH 0°07'50" WEST 183.00 FEET, NORTH 89°52'10" EAST 228.40 FEET TO THE POINT OF BEGINNING.

PARCEL 1A

TOGETHER WITH ANY RIGHTS, TITLE OR INTEREST IN THAT CERTAIN RECIPROCAL AGREEMENT RECORDED April 22, 1996 AT ENTRY NO. 1242759 IN BOOK AT PAGE 1463 OF OFFICIAL RECORDS.

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY, BEGINNING AT A POINT WHICH IS NORTH 0°07'50" WEST 923.14 FEET AND SOUTH 89°52'10" WEST 595.21 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 89°52'10" EAST 622.81 FEET; THENCE SOUTH 0°07'50" EAST 40.00 FEET; THENCE WEST 253.9 FEET; THENCE NORTH 58° WEST 37 FEET, MORE OR LESS, TO A POINT 20 FEET SOUTH OF LAND CONVEYED BY DEED RECORDED IN BOOK 1729, AT PAGE 50 RECORDS OF DAVIS COUNTY; THENCE SOUTH 89°52'10" WEST 335 FEET, MORE OR LESS, TO A POINT SOUTH 24°43'36" EAST OF THE POINT OF BEGINNING; THENCE NORTH 24°43'36" WEST 21.99 FEET TO SAID POINT OF BEGINNING.

PARCEL 1B

TOGETHER WITH AN EASEMENT PURSUANT TO THAT CERTAIN EASEMENT AGREEMENT RECORDED December 06, 2005 AS ENTRY NO. 2128043, IN BOOK 3925, AT PAGE 625 OF OFFICIAL RECORDS OVER THE FOLLOWING:

BEGINNING AT A POINT WHICH IS NORTH 00°07'50" WEST 690.92 FEET AND SOUTH 89°40'30" WEST 235.90 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING BEING ON THE SOUTH LINE OF THE TSC PROPERTY; THENCE SOUTH 00°07'50" EAST 100.00 FEET; THENCE SOUTH 26°08'31" WEST 75.45 FEET TO AN EXISTING SEWER MANHOLE, AND THE POINT OF TERMINUS.

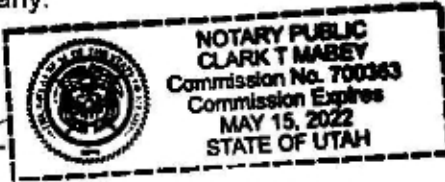
EXHIBIT B

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF DAVIS

On the 24th day of November, 2020, before me, the undersigned Notary Public, personally appeared **Clark Skeen**, known to me to be the member or designated agent of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that he is authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Clark T. Mabey
NOTARY PUBLIC



My commission Expires May 15, 2022 . Residing at: Davis County