

Mail Recorded Deed and Tax Notice To:
Mountain Point Business Center, LLC
978 E. Woodoak Lane
Salt Lake City, UT 84117

13550425
1/29/2021 3:14:00 PM \$40.00
Book - 11109 Pg - 2054-2057
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.



COTTONWOOD
TITLE

File No.: 137754-TOF

SPECIAL WARRANTY DEED

Sundborn, LLC, a Utah limited liability company; Carrara Properties, LLC, a Utah limited liability company;
and Modena, LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by,
through, or under the grantor to

Mountain Point Business Center, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 33-11-200-037 and 33-11-200-035 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions,
reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 28th day of January, 2021.

Sundborn, LLC, a Utah limited liability company

BY: James Seaberg
James Seaberg, Manager

Carrara Properties, LLC, a Utah limited liability company

BY: James Seaberg
James Seaberg, Manager

Modena, LLC, a Utah limited liability company

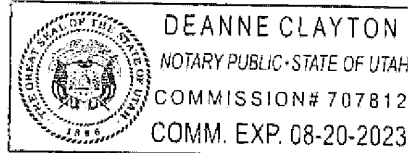
BY: James Seaberg
James Seaberg, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 28th day of January, 2021, personally appeared before me James Seaberg, who acknowledged himself to be the Manager of Sundborn, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Deanne Clayton
Notary Public

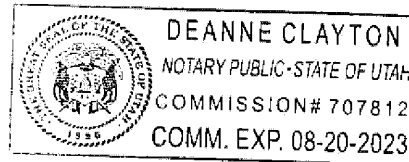


STATE OF UTAH

COUNTY OF SALT LAKE

On the 28th day of January, 2021, personally appeared before me James Seaberg, who acknowledged himself to be the Manager of Carrara Properties, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Deanne Clayton
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 28th day of January, 2021, personally appeared before me James Seaberg, who acknowledged himself to be the Manager of Modena, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Deanne Clayton
Notary Public

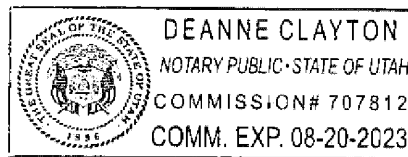


EXHIBIT A
Legal Description

Proposed MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 1, being more particularly described as follows:

Beginning at the Southeast corner of the Center Point Business Park Plat "A" P.U.D as recorded with the office of the Salt Lake County Recorder, said point being located North 89°28'05" East, 509.77 feet along the section line from the center of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence along the East boundary of said Center Point Business Park Plat "A" P.U.D. North 00°13'52" East, 777.37 feet; thence North 89°44'19" East, 420.77 feet; thence South 00°15'41" East, 636.36 feet; thence North 89°44'19" East, 40.00 feet; thence South 00°15'41" East, 85.77 feet; thence North 89°28'05" East, 340.10 feet; thence South 00°31'55" East 53.00 feet to said section line; thence along said section line South 89°28'05" West, 807.81 feet to the point of beginning.