

When Recorded mail to:  
GRANTEE'S ADDRESS:

Milan Investments, LLC  
259 South Riverbend Way, Ste 102  
North Salt Lake, Utah 84054

13682276  
6/4/2021 12:57:00 PM \$40.00  
Book - 11185 Pg - 5775-5777  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
NATIONAL TITLE AGCY OF UT INC  
BY: eCASH, DEPUTY - EF 3 P.

Escrow No. 20-3901AB

[A Portion of PARCEL ID #27-32-251-001-0000]

### *Special Warranty Deed*

On Point Properties, LLC, a Utah limited liability company, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to Milan Investments, LLC, a Utah limited liability company, GRANTEE, of North Salt Lake, County of Davis, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah:

See EXHIBIT "A" attached hereto and by this reference made a part hereof.

SUBJECT TO easements, covenants, restrictions, rights-of-way and reservations appearing of record, and taxes for the year 2021, and thereafter.

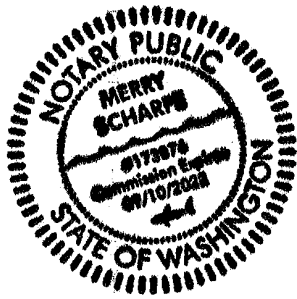
WITNESS the hand of said GRANTOR, this 1st day of June, AD, 2021

On Point Properties, LLC,  
A Utah limited liability company

  
BY: Sterling Gardner  
ITS: Manager

State of Washington  
County of Pacific )ss.

On the 1st day of June, A.D. 2021, personally appeared before me Sterling Gardner, who being by me duly sworn, did say, that he is the Manager of On Point Properties, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Operating Agreement and the said Sterling Gardner acknowledged to me that said Limited Liability Company executed the same.



Merry Schartz  
NOTARY PUBLIC

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 2B:

An entire tract of land being part of Lot 2 of On Point Properties LLC Commercial Campus Subdivision Plat recorded November 13, 2008 as Entry No. 8891528 in Book 2003 of Plats at Page 352 in the office of the Salt Lake County Recorder and located in the Northeast quarter of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at the Southwest corner of proposed Lot 2B, said point is 1712.10 feet South 00°14'33" West along the Section Line and 1059.20 feet East from the North quarter corner of said Section 32; thence along the common lot line between proposed Lot 2A and proposed Lot 2B North 21°29'10" West 578.50 feet to a point of curvature to the right, thence 15.85 feet along the arc of a 33.05 foot radius curve to the right (Chord bears North 06°22'50" West a distance of 15.70 feet) to a point on the North line of said Lot 2; thence North 68°31'20" East 1.31 feet along the North line of said Lot 2 to a point of curvature to the right; thence 93.90 feet along the arc of 250.50 foot radius curve to the right (chord bears North 79°15'41" East a distance of 93.36 feet) along the North line of said Lot 2; thence East 386.16 feet along the North line of said Lot 2 to the Northeast corner of said Lot 2; thence South 00°11'04" West 542.49 feet along the East line of said Lot 2; thence North 89°48'38" West 187.23 feet; thence South 68°38'44" West 82.13 feet to the Southwest corner of proposed Lot 2B and the point of beginning.

PARCEL 2C:

An entire tract of land being part of Lot 2 of On Point Properties LLC Commercial Campus Subdivision recorded November 13, 2008 as Entry No. 8891528 in Book 2003 of Plats at Page 352 in the office of the Salt Lake County Recorder and located in the Northeast quarter of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at the Northwest corner of proposed Lot 2C, said point is 1712.10 feet South 00°14'33" West along the quarter section line and 1059.20 feet East from the North quarter corner of said Section 32; thence North 68°38'44" East 82.13 feet; thence South 89°48'38" East 187.23 feet to a point on the East line of said Lot 2; thence South 00°11'03" West 323.83 feet along the East line of said Lot 2; thence South 68°24'37" West 148.87 feet to a point on a non-tangent curve; thence 41.46 feet along the arc of a 66.26 foot radius curve to the left (Chord bears North 03°53'32" West a distance of 40.79 feet); thence along the common lot line between proposed Lot 2C and proposed Lot 2A North 21°29'10" West 331.67 feet to the Northwest corner of proposed Lot 2C and the point of beginning.

Reserving from Parcels 2B and 2C above unto the State of Utah, all coal, oil, gas, mines, metals, gravel and all other minerals of whatsoever kind or nature in the above land, as described in that certain Quit Claim Deed recorded January 9, 1943 as Entry No. 944253 in Book 333 at Page 230 of Official Records.