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6/28/2019 9:30:00 AM \$40.00
Book - 10797 Pg - 2656-2660
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, MAIL TO:

Lake Park Phase III LLC
222 S Main Street, Suite 1760
Salt Lake City, Utah 84101

Tax Parcel No. 14-24-426-001

NCS-963028

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to LAKE PARK PHASE III LLC, a Delaware limited liability company, as Grantee, with an address of 222 South Main Street, Suite 1760, Salt Lake City, Utah 84101, the real property located in West Valley City, Salt Lake County, State of Utah, described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments (other than any tax or judgment lien arising by, through, or under Grantor prior to Closing); (ii) all matters of record or enforceable at law or equity to the extent valid and subsisting; and (iii) those matters set forth on Exhibit B attached hereto.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) to the fullest extent allowable under applicable law, all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies; (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property; and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

(signature and acknowledgement to follow)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 26 day of June, 2019.

SUBURBAN LAND RESERVE, INC.,
a Utah corporation

By: R. Steven Romney
Name: R. Steven Romney
Its: President
dr

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 26 day of June, 2019, before me personally appeared R. Steven Romney, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the President of SUBURBAN LAND RESERVE, INC., a Utah corporation, and that the foregoing document was signed by him on behalf of said corporation in his capacity as President.



Marilyn F. Nielson
Notary Public

EXHIBIT A

(Property Legal Description)

Real property in West Valley City, County of Salt Lake, State of Utah, described as follows:

Lot 2, LAKE PARK COMMERCE CENTER, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office.

EXHIBIT B

(Exceptions)

Permitted exceptions, as described in and numbered as shown below as exceptions in the Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-963028-SLC1, dated May 23, 2019.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances or claims thereof, not shown by the Public Record.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and not shown in the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Record.
6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
8. Taxes for the year 2019 are now a lien, not yet due and payable. Tax Parcel No. 14-24-426-001-0000.

General property taxes for the year 2018 were paid in the amount of \$4.55 under Parent Tax Parcel No. 14-24-400-009-0000, which affects this and other property.
9. Any charge upon the Land by reason of its inclusion in West Valley City and Granger-Hunter Improvement District.
10. A reservation in Grantor of all oil, gas, and mineral rights to the real property being conveyed herein; provided, however, that the holder of the reserved oil, gas and mineral rights will not disturb, impair or damage the surface rights without the express written consent to the fee title holder, which consent will not be reasonably withheld.

A perpetual easement to discharge through the medium of the air, over, upon and across the above described property any and all substances and matter which may be discharged in the course of operations of any and all of the plants, mills, refineries, manufactories, tailing deposits

and other works and factories which are now or which may hereafter at any time be lawfully established or operated by Grantor, or by its successors or assigns as reserved by a Special Warranty Deed recorded December 14, 1979 as Entry No. 3377924 in Book 5006 at page 709 of Official Records, with Kennecott Copper Corporation, a New York corporation as grantor.

Termination of Easement recorded March 31, 2011 as Entry No. 11158892 in Book 9915 at Page 56 of Official Records.

Release of Surface Rights recorded September 28, 2012 as Entry No. 11481853 in Book 10061 at Page 4580 of Official Records.

11. An easement 20 feet in width, in favor of Property Reserve, Inc., a Utah corporation, for vehicular access to and from the "Well Site", and incidental uses as created by a Grant of Easement recorded February 11, 1997 as Entry No. 6570515 in Book 7596 at page 2966 of Official Records.
12. Replacement Easement Agreement recorded May 25, 2011 as Entry No. 11187783 in Book 9926 at Page 5553 of Official Records.
13. Replacement Easement Agreement recorded May 25, 2011 as Entry No. 11187784 in Book 9926 at Page 5570 of Official Records.
14. Reservations, Terms and Conditions as contained in that certain Special Warranty Deed recorded March 25, 2011 as Entry No. 11187785 in Book 9926 at Page 5586 of Official Records.
15. Storm Drainage Easement recorded March 3, 2015 as Entry No. 12004085 in Book 10301 at page 7435 of Official Records.
16. Easements, notes and restrictions as shown on subdivision plat recorded October 27, 2016 as Entry No. 12399464 in Book 2016P of Plats at Page 279 of Official Records.
17. Public utility easements, storm drain easements, access easements, Wetlands areas, notes and conditions as shown on subdivision plat recorded December 3, 2018 as Entry No. 12896346 in Book 2018P of Plats at Page 405 of Official Records.
18. Declaration of Cross Access and Utilities Easement Agreement dated December 4, 2018 between Suburban Land Reserve, Inc., a Utah corporation and Lake Park 1 LLC, a Utah limited liability company, recorded December 4, 2018 as Entry No. 12897259 in Book 10735 at Page 7580 of Official Records.
19. The following matters disclosed by an ALTA/NSPS survey made by Dominion Engineering Associates, L.C. on June 13, 2019, designated Job No. 2901-12:
 - a. Existing Dirt Roads running through subject property.