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12/19/2016 12:29:00 PM \$18.00
Book - 10512 Pg - 4079-4083
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED, MAIL TO:

Return to: CR8 - TSS
Republic Title of Texas, Inc.
2626 Howell Street, 10th Floor
Dallas, Texas 75204

SPECIAL WARRANTY DEED

CREAM O'WEBER DAIRY, LLC, a Utah limited liability company ("**Grantor**"), hereby CONVEYS AND WARRANTS against those claiming by, through, or under said Grantor, but not otherwise, to WWF OPERATING COMPANY, a Delaware corporation ("**Grantee**"), having a mailing address of 1225 17th Street, Suite 1000, Denver, CO 80202, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the real property in Salt Lake County, State of Utah described on **Exhibit A** attached hereto and incorporated by this reference, together with each and all ways, easements, rights, privileges and appurtenances thereto or in any way appertaining, all improvements thereon and all the estate, right, title, interest and claim, either at law or in equity, of Grantor in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: Real property taxes and assessments for the year 2016, and periods thereafter, and the following matters affecting title:

- (a) The land is included within the boundaries of Salt Lake City and is subject to charges and assessments made thereby.
- (b) Those certain Permitted Encumbrances attached hereto as **Exhibit B**.
- (c) Matters arising by, through or under the acts or omissions of the Grantee or its affiliates, consultants, employees, agents or representatives.

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FIRST AMERICAN TITLE
#RT 1002-205028
NCS-205028-T

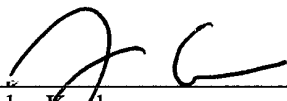
WITNESS the hand of said Grantor as of the 15th day of December, 2016.

GRANTOR:

CREAM O'WEBER DAIRY, LLC,
a Utah limited liability company

By: INTERMOUNTAIN DAIRY, LLC,
a Utah limited liability company, its sole member

By: DARIGOLD, INC.,
a Washington corporation, its sole member

By: 

John Kenley
Vice President: Legal, General Counsel and Secretary

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

The foregoing instrument was acknowledged before me this 15th day of December, 2016 by JOHN KENLEY, the Vice President: Legal, General Counsel and Secretary of Darigold, Inc., a Washington corporation, the sole member of Intermountain Dairy, LLC, a Utah limited liability company, the sole member of CREAM O'WEBER DAIRY, LLC, a Utah limited liability company, on behalf of said limited liability company.



NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOTS 9 AND 12, CENTENNIAL INDUSTRIAL PARK PHASE V, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, CENTENNIAL INDUSTRIAL PARK PHASE V, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF 1730 SOUTH STREET; AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF LOTS 9 AND 12, SAID SUBDIVISION; THENCE NORTH 00°07'23" WEST 952.44 FEET TO A POINT OF TANGENCY WITH A 459.28 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 424.88 FEET TO THE NORTHEAST CORNER OF LOT 13 AFORESAID SUBDIVISION; THENCE CONTINUING ALONG SAID 459.28 FOOT RADIUS CURVE 82.15 FEET TO A POINT OF NONTANGENCY WITH AN 803.36 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 1.98 FEET, CHORD BEARS SOUTH 63°26'46" EAST; THENCE SOUTH 63°31'00" EAST 891.64 FEET TO A POINT OF TANGENCY WITH A 459.28 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 82.95 FEET TO THE NORTHEAST CORNER OF LOT 12 AFORESAID SUBDIVISION; THENCE SOUTH 26°29'00" WEST 391.16 FEET TO A POINT OF NONTANGENCY WITH A 70 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 217.43 FEET, CHORD BEARS SOUTH 42°40'35" WEST TO A POINT OF TANGENCY WITH A 60 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 48.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 4370 WEST STREET; THENCE ALONG SAID WESTERLY LINE SOUTH 00°07'23" EAST 392.98 FEET TO A POINT OF TANGENCY WITH A 30 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 47.12 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 1730 SOUTH STREET; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°52'37" WEST 335.00 FEET TO BEGINNING.

Said property is also known by the street address of:

Lot 9: 1710 South 4370 West, Salt Lake City, UT 84104

Lot 12: 1658 South 4370 West, Salt Lake City, UT 84104

Salt Lake County Tax Parcel Numbers:

15181760100000

15181760080000

Exhibit A-1

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
2. Taxes for the year 2017 and subsequent years, are a lien not yet due or payable.
3. Any charge upon the land by reason of its inclusion in Salt Lake City. Special Assessment Account numbers are 64302 and 64300, none due and payable at the date of the Special Warranty Deed to which this is an exhibit.
4. Matters contained on subdivision plat recorded August 03, 1979 as Entry No. 3316753 in Book 79-8 of Plats at Page 269 of Official Records, and including the following, as shown on that certain ALTA/NSPS Land Title Survey dated October 31, 2016, last revised December 9, 2016, prepared by Brian A. Linam, Registered Utah Professional Land Surveyor No. 7240531.:

30' Track Easements;
20' Drainage Easement;
15' Public Utility Easements.
5. Reservation of an easement for construction, operation, maintenance, repair, renewal, reconstruction and relocation of railroad trackage as disclosed by Special Warranty Deed recorded May 31, 1985 as Entry No. 4093029 in Book 5659 at Page 396 of Official Records, as shown on that certain ALTA/NSPS Land Title Survey dated October 31, 2016, last revised December 9, 2016, prepared by Brian A. Linam, Registered Utah Professional Land Surveyor No. 7240531. (Affects Lot 12)
6. An easement over, across or through the land for gas transmission and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation of the State of Utah, its successors and assigns by Instrument recorded December 04, 1985 as Entry No. 4171552 in Book 5714 at Page 2202 of Official Records, as shown on that certain ALTA/NSPS Land Title Survey dated October 31, 2016, last revised December 9, 2016, prepared by Brian A. Linam, Registered Utah Professional Land Surveyor No. 7240531. (Affects a portion of Lot 12)
7. Reservation of an easement for construction, operation, maintenance, repair, renewal, reconstruction and relocation of railroad trackage as disclosed by Special Warranty Deed recorded July 10, 1987 as Entry No. 4489474 in Book 5939 at Page 2521 of Official Records, as shown on that certain ALTA/NSPS Land Title Survey dated October 31, 2016, last revised December 9, 2016, prepared by Brian A. Linam, Registered Utah Professional Land Surveyor No. 7240531. (Affects Lot 9)

Exhibit B-1

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8. Avigation Easement in favor of Salt Lake City Corporation for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the land recorded October 06, 1992 as Entry No. 5346403 in Book 6532 at Page 30 of Official Records.
9. Declaration of Cross-Easements by Dairy Farmers of America, Inc., a Kansas cooperative and successor by merger to Western Dairymen Cooperative, Inc., an association incorporated under Colorado's Cooperative Marketing Law recorded November 28, 2000 as Entry No. 7768708 in Book 8404 at Page 271 of Official Records.
10. That certain Quitclaim Deed made April 1, 1982, from Union Pacific Land Resources Corporation, recorded April 22, 1982 in the records of the county Recorder of Salt Lake County, Utah, in Book 5364 at Pages 938 through 943, Entry No. 3668271, whereby Union Pacific Land Resources Corporation reserved unto itself, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of, said minerals by any means or methods suitable to Union Pacific Land Resources Corporation, its successors and assigns, but without entering upon or using the surface of said land and in such manner as not to damage the surface of said land or to interfere with the use.

Exhibit B-2

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