

12496276
3/16/2017 9:37:00 AM \$19.00
Book - 10538 Pg - 4603-4607
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 5 P.

Recording Requested by:
First American Title Insurance Company
2180 South 1300 East, Suite 130
Salt Lake City, UT 84106
(801)466-1600

AFTER RECORDING RETURN TO:
MMDM4, LLC
PO Box 2028
Sun Valley, ID 83353

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **392-5824861 (mm)**
A.P.N.: **15-10-376-020**

Utah California Crossings, LLC, a California limited liability company, Grantor, of **Los Gatos**, **Santa Clara** County, State of **California**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

MMDM4, LLC, an Idaho limited liability company, Grantee, of **Sun Valley**, **Blaine** County, State of **Idaho**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake** County, State of **Utah**:

PARCEL 1:

LOT 1A, CALIFORNIA REDWOOD COMMERCIAL PARK SUBDIVISION AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDERS OFFICE AS PLAT 2007P AT PAGE 482.

PARCEL 2:

A PERPETUAL RIGHT OF WAY AND EASEMENT AS DISCLOSED BY THAT CERTAIN ACCESS EASEMENT RECORDED AUGUST 17, 2004 AS ENTRY NO. 9148673 IN BOOK 9026, AS PAGE 7358, BEING DESCRIBED AS FOLLOWS:

A STRIP OF LAND OF THE UNIFORM WIDTH OF 24 FEET, SAID STRIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°56'44" EAST, 13.85 FEET, TO THE CENTER LINE OF REDWOOD ROAD; THENCE NORTH 00°03'08" EAST, 1124.23 FEET; THENCE WEST 96.12 FEET, TO A POINT ON THE SOUTH LINE OF SEQUOIA VISTA CIRCLE (A FUTURE STREET 66 FOOT WIDE) AND THE POINT OF BEGINNING

FOR THIS DESCRIPTION; THENCE SOUTH 47°22'07" EAST, 31.60 FEET; THENCE SOUTH 00°18'55" WEST, 319.55 FEET; THENCE SOUTH 01°35'42" WEST 378.71 FEET; THENCE NORTH 88°24'18" WEST, 24.00 FEET; THENCE NORTH 01°35'42" EAST, 378.44 FEET; THENCE NORTH 00°18'55" EAST, 340.49 FEET TO THE SOUTH LINE OF SAID SEQUOIA VISTA CIRCLE; THENCE NORTH 84°56'52" EAST, 0.64 FEET, TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2017** and thereafter.

Witness, the hand(s) of said Grantor(s), this **March 9, 2017** .

Utah California Crossings, LLC

By: The Troy Family Trust, dated August 28, 1991

By: _____

Name: Stephen K. Troy
Title: Trust

By: KSK Rocklin, LLC

By: _____

Name: Kenneth A. Robinson
Title: Member

FOR THIS DESCRIPTION; THENCE SOUTH 47°22'07" EAST, 31.60 FEET; THENCE SOUTH 00°18'55" WEST, 319.55 FEET; THENCE SOUTH 01°35'42" WEST 378.71 FEET; THENCE NORTH 88°24'18" WEST, 24.00 FEET; THENCE NORTH 01°35'42" EAST, 378.44 FEET; THENCE NORTH 00°18'55" EAST, 340.49 FEET TO THE SOUTH LINE OF SAID SEQUOIA VISTA CIRCLE; THENCE NORTH 84°56'52" EAST, 0.64 FEET, TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2017** and thereafter.

Witness, the hand(s) of said Grantor(s), this **March 9, 2017** .

Utah California Crossings, LLC

By: The Troy Family Trust, dated August 28, 1991

By:

Name: Stephen K. Troy
Title: Trustee

By:

Leanne L. Troy
Title: Trustee

By: KSK Rocklin, LLC

By:

Name: Kenneth A. Robinson
Title: Member

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

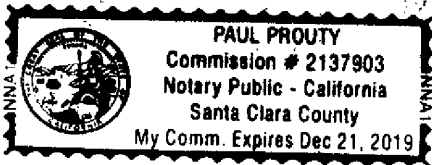
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SANTA CLARA)
On 3-10-2017 before me, PAUL PROUTY
Date Here Insert Name and Title of the Officer
personally appeared KENNETH A. ROBINSON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Paul Prouty
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: SPECIAL WARRANTY DEED
Document Date: 3-9-2017 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: KENNETH A. ROBINSON Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General Corporate Officer — Title(s): _____
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: MEDICAL Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

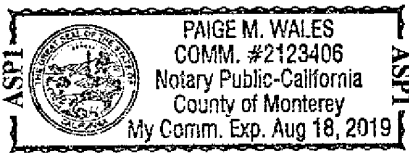
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Monterey)
On March 10, 2017 before me, Paige M. Wales
Date Here Insert Name and Title of the Officer
personally appeared Stephen K. Troy and
Name(s) of Signer(s)
Leanne L. Troy

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Paige M. Wales
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Special Warranty deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____