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8/25/2017 11:54:00 AM \$14.00
Book - 10591 Pg - 9738-9740
ADAM GARDINER
Recorder, Salt Lake County, UT
NORTH AMERICAN TITLE LLC
BY: eCASH, DEPUTY - EF 3 P.

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Biomedical Industrial Holdings, LLC
595 S Riverwoods Parkway Suite 400
Logan, Utah 84321

APN 07-35-201-003-0000

40908-17-00203

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

For valuable consideration received, B.H. JOHN GLENN ROAD, LLC, a California limited liability company ("Grantor"), does hereby grant, bargain, sell and convey to BIOMEDICAL INDUSTRIAL HOLDINGS, LLC, a Utah limited liability company ("Grantee"), the following described real property (the "Property") situated in Salt Lake County, Utah commonly known as 620 North John Glenn Road, Salt Lake City, Utah 84116 and legally described in Exhibit A, which is incorporated herein.

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 the said Property.

SUBJECT to current, non-delinquent real property taxes and assessments, reservations in patents and all easements, rights of way, encumbrances, covenants, conditions, restrictions, discrepancies, conflicts in boundary lines, shortage in area, and any other matters that appear of record and/or a correct survey would disclose and which are not shown by the public records and subject further to the following:

TO HAVE AND TO HOLD the Property, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming by, through or under Grantor but not otherwise.

[SIGNATURE ON FOLLOWING PAGE]

WITNESS the hand of said GRANTOR as of this day written below.

B.H. JOHN GLENN ROAD, LLC,
a California limited liability company

By: 
Arsalan Gozini, President

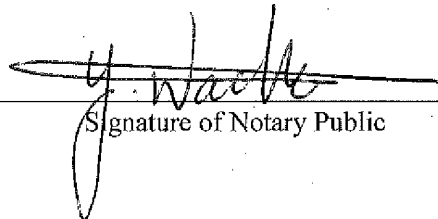
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF LOS ANGELES)

On August 22nd, 2017 before me, Y. Wachtel (here insert name of the officer), Notary Public, personally appeared Arsalan Gozini, 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 of Notary Public

[Seal]

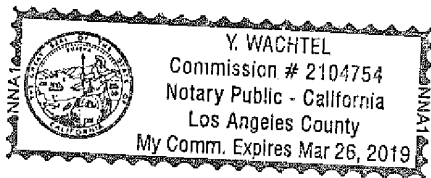


EXHIBIT A

Property Description

The Land referred to herein below is situated in the County of Salt Lake, State of Utah, and is described as follows:

Parcel 1:

All of Lot 1, SALT LAKE INTERNATIONAL CENTER PLAT 16, according to the official plat thereof, filed in the Office of the Salt Lake County Recorder in Plat Book 83-12 at Page 163.

Excluding all right to oil, water, gas, minerals and other valuable underground resources whatsoever. It is, however, provided that surface entry for the exploration for or development of the same shall require prior written consent of the owner as disclosed by that certain Deed recorded October 26, 1988 as Entry No. 4692653 in Book 6075 at Page 2018.

Parcel 1A:

Together with all of the easements, covenants, rights and benefits appurtenant (or intended to be appurtenant) thereto created by that certain Master Declaration of Establishment of Easements, Covenants, Conditions and Restrictions recorded December 1, 1978 as Entry No. 3205332 in Book 4780 at Page 306, and that certain Supplemental Declaration of Establishment of Easements, Covenants, Conditions and Restrictions of Salt Lake International Center, Unit 16 recorded December 7, 1983 as Entry No. 3878310 in Book 5513 at Page 285, and amendments thereto.

For Identification Purposes Only: 07-35-201-003-0000