

WHEN RECORDED RETURN TO:

Dan Lyman, Esq.
Dorsey & Whitney LLP
111 S. Main Street, 21st Floor
Salt Lake City, Utah 84101-2176

SEND TAXES NOTICES TO:

Jacobsen Innovations, Inc.
P.O. Box 2993
Salt Lake City, Utah 84110
Attn: John D. McCullough, CEO

Tax Parcel ID Nos. 16-06-201-010, 16-06-201-011, 16-06-201-012

12638997
10/18/2017 11:51 AM \$17.00
Book - 10609 Pg - 9803-9805
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
DORSEY & WHITNEY LLP
DAN LAYMAN
111 S MAIN ST, 21ST FLOOR
SLC UT 84101
BY: CBA, DEPUTY - WI 3 P.

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that STERLING, L.C., a Utah limited liability company ("Grantor"), whose address is P.O. Box 2993, Salt Lake City, Utah 84110, in consideration of the sum of Ten Dollars (\$10.00), the receipt whereof is hereby acknowledged, conveys and warrants against all claiming by, through or under Grantor, to JACOBSEN INNOVATIONS, INC., a Utah corporation ("Grantee"), whose address is P.O. Box 2993, Salt Lake City, Utah 84110, the following described real property lying, situated and being in Salt Lake County, Utah:

See Exhibit "A"

Title to such property is conveyed subject to all unpaid taxes for the current year, assessments, easements, declarations, covenants, restrictions and all other matters of record.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of October 10, 2017.

GRANTOR:

STERLING, LC, a Utah limited liability company

By:

Name: John D. McCullough

Title: President

STATE OF UTAH)
)
) :SS
COUNTY OF SALT LAKE)

The foregoing Special Warranty Deed was acknowledged before me this 18th day of October, 2017, by John D. McCullough, the President of STERLING, L.C., a Utah limited liability company.



NOTARY PUBLIC

My Commission Expires:

Feb. 04, 2020



Exhibit A
(Special Warranty Deed)

PARCEL 1:

BEGINNING 5.5 rods North and 94.57 feet West from the Southeast Corner of Lot 8, Block 63, Plat B, Salt Lake City Survey, and running thence West 70.43 feet, thence North 57.75 feet, thence East 69.68 feet, thence South 57.75 feet to the point of beginning.

TOGETHER WITH a right of way as disclosed in that certain Decree of Distribution recorded September 18, 1937 as Entry No. 818668, in Book 212, at Page 11 and disclosed in mesne instruments of Official Records, being more particularly described as follows:

BEGINNING at a point 120.47 feet North of the Southeast Corner of Lot 8, Block 63, Plat B, Salt Lake City Survey, and running thence South 4.25 feet; thence South 89°38' West 94.57 feet; thence North 8.5 feet; thence North 89°38' East 94.57 feet; thence South 4.25 feet to the place of beginning.

Parcel Identification No. 16-06-201-010.

Property Address:
26 South 400 East, Salt Lake City, UT 84111

PARCEL 2:

BEGINNING 120.47 feet North from the Southeast Corner of Lot 8, Block 63, Plat B, Salt Lake City Survey, and running thence South 89°38'00" West 94.57 feet, thence North 28.54 feet; thence East 94.57 feet, thence South 28.03 feet to the point of beginning.

Parcel Identification No. 16-06-201-011.

Property Address:
24 South 400 East, Salt Lake City, UT 84111

PARCEL 3:

BEGINNING at a point 90.75 feet North of the Southeast Corner of Lot 8, Block 63, Plat B, Salt Lake City Survey, and running thence North 29.72 feet; thence South 89°38'00" West 94.57 feet; thence South 29.21 feet; thence East 94.57 feet to the point of beginning.

Parcel Identification No. 16-06-201-012.

Property Address:
28 South 400 East, Salt Lake City, UT 84111