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5/1/2019 3:53:00 PM \$14.00  
Book - 10776 Pg - 3835-3836  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
PINNACLE TITLE CO.  
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, MAIL TO:

PGM Properties, LLC  
10665 South 700 East  
Sandy, UT 84070  
PTC #132195SL

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LABRUM HOLDINGS, LLC, 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 PGM PROPERTIES, LLC, as Grantee, the real property located in Salt Lake County, State of Utah described as follows:

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

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (including all "Table A" items) and/or an inspection of the land would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30th day of April, 2019.

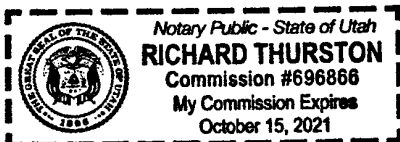
Labrum Holdings, LLC,  
a Utah limited liability company

By: [Signature]  
Name: Don Labrum  
Its: Managing Member

STATE OF UTAH        )  
                                  :SS  
County of Salt Lake    )

On this 30 day of April, 2019, personally appeared before me Don Labrum, who being by me duly sworn did say that he is the Managing Member of Labrum Holdings, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its Operating Agreement/Articles of Organization, and the said Don Labrum duly acknowledged to me that said limited liability company executed the same.

[Signature]  
Notary Public



4847-3601-7557

**Exhibit A**

**Legal Description**

Parcel 1: (27-32-200-030)

Beginning North 89°53'40" East 1714.36 feet and South 0°10'32" West 61.56 feet from the North Quarter Corner of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°53'40" East 62.12 feet; thence South 0°10'32" West 351.63 feet, more or less; thence South 89°54'58" West 62 feet; thence North 0°10'32" East 349.84 feet to beginning.

Parcel 2: (27-32-200-031)

Beginning South 89°53'40" West 806.61 feet and South 0°10'32" West 58.09 feet, more or less from the Northeast corner of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°10'32" West 353.35 feet; thence South 89°54'58" West 58.75 feet; thence North 0°10'32" East 351.63 feet; thence North 89°53'40" East 58.70 feet to beginning.

Parcel 3: (27-32-200-050)

Beginning South 89°53'40" West 685.86 feet and South 0°10'32" West 33 feet; thence South 89°53'40" West 62 feet; thence South 0°10'32" West 52.39 feet from the Northeast corner of Section 32, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 0°10'32" West 326.07 feet; thence South 89°54'58" West 58.75 feet; thence North 0°10'32" East 353.35 feet; thence North 89°53'40" East 26.52 feet; thence South 45°46'59" East 31.61 feet; thence North 89°53'40" East 9.52 feet to beginning.