

13194260  
2/14/2020 1:24:00 PM \$50.00  
Book - 10896 Pg - 8315-8318  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FABIAN & CLENDENIN  
BY: eCASH, DEPUTY - EF 4 P.

When recorded, mail and send tax notices to:

Freeport West – Daybreak LLC  
P.O. Box 30076  
Salt Lake City, UT 84130  
Attn: Brad Ross

### **SPECIAL WARRANTY DEED**

**THIS DEED**, made effective as of the **31 day of December, 2018**, by and between CAMELVIEW, LLC, an Arizona limited liability company, whose legal address is 2200 E. Camelback Rd., Suite 101, Phoenix, AZ 85016, **GRANTOR**, and FREEPORT WEST – DAYBREAK LLC, a Nevada limited liability company, whose legal address is set forth above, **GRANTEE**:

**WITNESSETH** That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, its heirs, successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in Salt Lake County, State of Utah, described on Exhibit “A” attached hereto and made a part hereof.

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto Grantee, its heirs, successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT and FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its heirs, successors and assigns, against all and every person or persons claiming the above-bargained premises or any part thereof, by, through or under the Grantor, but not otherwise.


Subject to the reservations set forth in that certain Special Warranty Deed recorded on March 31, 2016, in Book 10417 at Pages 192-195 of the records of Salt Lake County, Utah, and to all easements, rights of way, and encumbrances of record.

*[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]*

**IN WITNESS WHEREOF**, the Grantor has executed this Special Warranty Deed effective as of the day and year first above written.

**GRANTOR:**

CAMELVIEW, LLC,  
an Arizona limited liability company

By:   
Kern W. Schumacher, Manager

STATE OF Arizona )

: ss.

COUNTY OF maricopa )

This instrument was acknowledged before me on Feb. 5, 2019, by Kern W. Schumacher in his capacity as Manager of Camelview, LLC, an Arizona limited liability company.

  
Notary Public

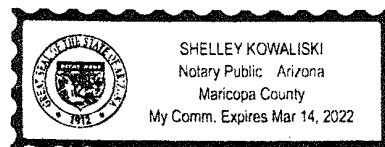


EXHIBIT A

Real property in the City of South Jordan, County of Salt Lake, State of Utah, described as follows: LOTS C-103, C-104, C-105, C-106, C-107, C-108, C-109, C-110, C-111, C-112, C-115, C-116, C117 AND C-118, KENNECOTT DAYBREAK COMMERCE PARK PLAT 3, AMENDING LOTS B1 AND B2 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

ALSO AMENDED LOT C-113, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING NORTH 89°55'21" WEST - 2653.679 FEET BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 14) AND RUNNING NORTH 89°55'21" WEST ALONG THE NORTH LINE OF SAID SECTION 14 FOR 715.630 FEET; THENCE SOUTH 00°04'39" WEST PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 14 FOR 132.890 FEET TO THE NORTHEAST CORNER OF LOT C114 OF KENNECOTT DAYBREAK COMMERCE PARK PLAT 3, RECORDED IN BOOK 2015P AT PAGE 5 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID CORNER BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID LOT C-114 FOR THE FOLLOWING TWO (2) COURSES: SOUTH 56°54'49" WEST FOR 153.23 FEET; THENCE SOUTH 00°04'17" WEST FOR 238.90 FEET; THENCE SOUTH 56°54'49" WEST FOR 0.10 FEET; THENCE SOUTH 00°04'17" WEST FOR 0.10 FEET; THENCE NORTH 56°54'49" EAST FOR 0.10 FEET TO THE EAST BOUNDARY OF SAID LOT C-114; THENCE SOUTH 00°04'17" WEST FOR 178.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT C-114; THENCE NORTH 90°00'00" WEST ALONG THE SOUTHERN BOUNDARY OF LOT C-114 AND C-113 OF SAID KENNECOTT DAYBREAK COMMERCE PARK PLAT 3 FOR 431.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT C-113; THENCE ALONG THE BOUNDARY OF SAID LOT C-113 FOR THE FOLLOWING TWO (2) COURSES: NORTH 00°04'17" EAST FOR 501.95 FEET; THENCE SOUTH 89°55'43" EAST FOR 559.33 FEET TO THE POINT OF BEGINNING.

Tax ID Nos:

26-15-226-001-0000

26-14-101-001-0000

26-14-101-002-0000

26-14-101-003-0000

26-15-226-002-0000

26-14-101-004-0000

26-14-101-005-0000

26-14-101-006-0000

26-14-102-001-0000

26-14-102-002-0000

26-14-102-003-0000

26-14-104-004-0000

26-14-456-005-0000

26-14-126-006-0000

26-14-126-009-0000

4819-8248-5382, v. 1