

Mail Tax notice to:
Grantee
1343 West 75 North
Centerville, UT 84014
MNT File No.: 90483
Tax ID No.: 15-07-400-017

13934468 B: 11329 P: 5846 Total Pages: 3
04/18/2022 09:43 AM By: dhummel Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: METRO NATIONAL TITLE
345 EAST BROADWAYSALT LAKE CITY, UT 84111

SPECIAL WARRANTY DEED

David W. Bernolfo and Gloria B. Rothwell and SCSB, LLC

GRANTOR of , State of , hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under them/it only to:

Scandia Industrial Real Property I, LLC, a Utah limited liability company

GRANTEE of 1343 West 75 North, Centerville, UT 84014 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Salt Lake County, State of Utah:

Beginning at a point on the North line of the Utah Power and Light property described in Book 4449 at Page 800 of the Salt Lake County records and the Westerly line of the Union Pacific Railroad right-of-way, said point being North 00°13'17" West 1363.87 feet along the East line of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian to said North line and along said North line North 89°38'44" West 49.21 feet from the Southeast Corner of said Section 7, and thence continuing along said North line North 89°38'44" West 517.18 feet to the Easterly right-of-way line of the Bangerter Highway; thence along said Easterly line North 18°06'20" East 1365.36 feet to the North line of the Southeast Quarter of said Section 7; thence along said North line North 89°59'38" East 93.41 feet to said Westerly line of the Union Pacific Railroad; thence along said Westerly line the following two courses: South 00°12'54" East 1207.42 feet to a point of tangency of a 808.39 foot radius curve to the right and Southerly 93.74 feet along said curve through a central angle of 06°38'38" and a long chord of South 03°06'25" West 93.69 feet to the point of beginning.

Also, a parcel of land located in the Southeast Quarter of Section 7, Township 1 South, Range 1 West Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

Beginning at a point on the Northerly right-of-way line of California Avenue and the East line of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian, said point being North 00°13'17" West 1020.97 feet along said East line from the Southeast Corner of said Section 7, and thence along said Northerly right-of-way line North 67°14'04" West 75.87 feet to the Easterly line of the Union Pacific Railroad right-of-way; thence along said Easterly line the following two courses: North 22°04'57" East 80.00 feet to a point of tangency a 878.39 foot radius curve to the left and Northerly 21.04 feet along said curve through a central angle of 01°22'21" and a long chord of North 21°23'47" East 21.04 feet to the South line of the Utah Power and Light property described

in Book 4449 at Page 800 of the Salt Lake County records; thence along said South line South 89°38'44" East 31.74 feet to said East line of Section 7; thence South 00°13'17" East 122.89 feet to the point of beginning.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), on this 13 day of April, 2022.

David W. Bernolfo
David W. Bernolfo

Gloria B. Rothwell
Gloria B. Rothwell

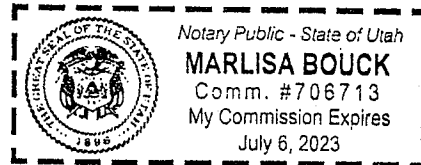
SCSB, LLC

Stephen C. Bamberger
By: Stephen C. Bamberger
Its: Manager

State of Utah, County of Salt Lake)ss:

On this date, April 13, 2022, personally appeared before me David W. Bernolfo, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

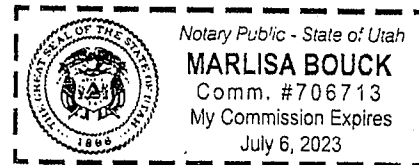
Marlisa Bouck
Notary Public



State of Utah, County of Salt Lake)ss:

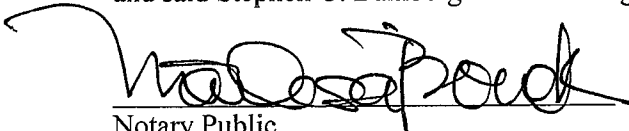
On this date, April 14, 2022, personally appeared before me Gloria B. Rothwell, the signer(s) of the within instrument, who duly acknowledged to me that she executed the same.

Marlisa Bouck
Notary Public



State of Utah, County of Salt Lake)ss:

On this date, April 13, 2022, personally appeared before me Stephen C. Bamberger, who being by me duly sworn did say that he is a Manager of SCSB, LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Stephen C. Bamberger acknowledged to me that said limited liability company executed same.


Notary Public

