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13974761 B: 11350 P: 9561 Total Pages: 2
06/24/2022 11:08 AM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ASPEN TITLE
545 WEST 500 SOUTH BOUNTIFUL, UT 84010

AFTER RECORDING RETURN
AND MAIL TAX NOTICES TO:
ROLL THUNDER, LLC, a Wyoming Limited Liability Company
c/o Jamie Mackay
120 Indian Springs Drive
Jackson, WY 83001

WARRANTY DEED

SCANDIA INDUSTRIAL REAL PROPERTY I, LLC, A Utah Limited Liability Company

Grantor,

of SALT LAKE CITY, County of SALT LAKE, State of Utah
hereby CONVEY and WARRANT to

ROLL THUNDER, LLC, a Wyoming Limited Liability Company

Grantee,

of SALT LAKE CITY, County of SALT LAKE, State of Utah

for the sum of TEN DOLLARS AND NO/100 and other good and valuable consideration, the
following tract of land in the County of SALT LAKE, State of UT, to-wit

See Attached Exhibit "A"

15-07-400-017-0000

WITNESS the hand of said grantor, this 22 day of June, 2022


SCANDIA INDUSTRIAL
REAL PROPERTY I, LLC,
a Utah Limited Liability Company

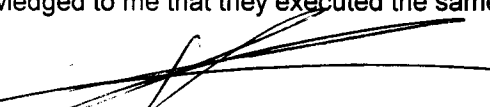


RUDY LARSEN, Manager

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the 22 day of June, 2022, personally appeared before me RUDY LARSEN, Manager of
SCANDIA INDUSTRIAL REAL PROPERTY I, LLC, a Utah Limited Liability Company, the
signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

 **VICKIE SMITH**
Notary Public State of Utah
My Commission Expires on:
December 3, 2023
Comm. Number: 709338



Notary Public

EXHIBIT "A"

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 $00^{\circ}13'17''$ 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 $89^{\circ}38'44''$ WEST 49.21 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 7, AND THENCE CONTINUING ALONG SAID NORTH LINE NORTH $89^{\circ}38'44''$ WEST 517.18 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE BANGERTER HIGHWAY; THENCE ALONG SAID EASTERLY LINE NORTH $18^{\circ}06'20''$ EAST 1365.36 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE ALONG SAID NORTH LINE NORTH $89^{\circ}59'38''$ EAST 93.41 FEET TO SAID WESTERLY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: SOUTH $00^{\circ}12'54''$ 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 $06^{\circ}38'38''$ AND A LONG CHORD OF SOUTH $03^{\circ}06'25''$ 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, 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 $00^{\circ}13'17''$ 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 $67^{\circ}14'04''$ WEST 75.87 FEET TO THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES: NORTH $22^{\circ}04'57''$ 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 $01^{\circ}22'21''$ AND A LONG CHORD OF NORTH $21^{\circ}23'47''$ 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 $89^{\circ}38'44''$ EAST 31.74 FEET TO SAID EAST LINE OF SECTION 7; THENCE SOUTH $00^{\circ}13'17''$ EAST 122.89 FEET TO THE POINT OF BEGINNING.