

Mail Recorded Deed & Tax Notice To:
Mountain Point Business Center 3, LLC
3401 N. Center Street, #300
Lehi, UT 84043

14287287 B: 11517 P: 6457 Total Pages: 4
09/12/2024 10:17 AM By: Jattermann Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



File No.: 170635-TOF

SPECIAL WARRANTY DEED

Sundborn, LLC, a Utah limited liability company, Carrara Properties, LLC, a Utah limited liability company, Modena, LLC, a Utah limited liability company, and Catania SFH, LLC, a Utah limited liability company, as their interests may appear,

GRANTOR(S), of Lehi, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Mountain Point Business Center 3, LLC, a Utah limited liability company,

GRANTEE(S), of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

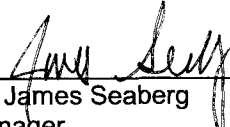
TAX ID NO.: 33-11-200-040, 33-11-200-046 and 33-11-200-045 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

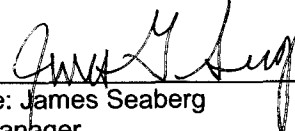
[Signature on following page]

Dated this Sept 9 2024.

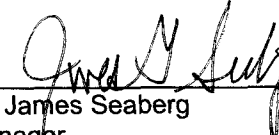
Sundborn, LLC

By: 
Name: James Seaberg
Its: Manager

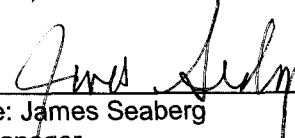
Carrara Properties, LLC

By: 
Name: James Seaberg
Its: Manager

Catania SFH, LLC

By: 
Name: James Seaberg
Its: Manager

Modena, LLC

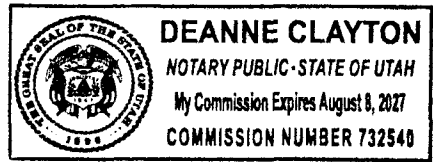
By: 
Name: James Seaberg
Its: Manager

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ UTAH

On 9th day of SEPTEMBER 2024, before me, personally appeared James Seaberg, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Sundborn, LLC, a Utah limited liability company.

Deanne Clayton
Notary Public

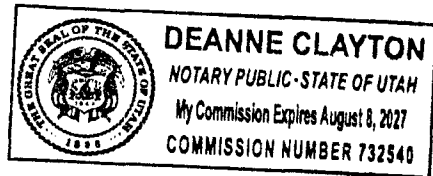


STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ UTAH

On 9th day of SEPTEMBER 2024, before me, personally appeared James Seaberg, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Carrara Properties, LLC, a Utah limited liability company.

Deanne Clayton
Notary Public

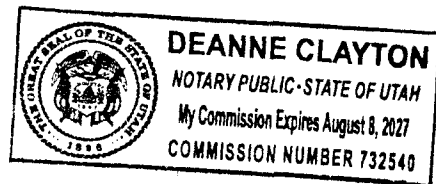


STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ UTAH

On 9th day of SEPTEMBER, 2024, before me, personally appeared James Seaberg, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Modena, LLC, a Utah limited liability company.

Deanne Clayton
Notary Public



STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ UTAH

On 9th day of SEPTEMBER 2024, before me, personally appeared James Seaberg, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Catania SFH, LLC, a Utah limited liability company.

Deanne Clayton
Notary Public

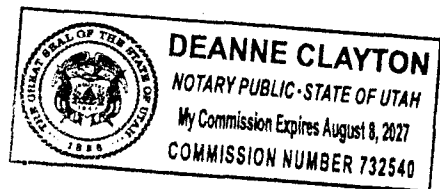


EXHIBIT A
Legal Description

Proposed MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 3, being more particularly described as follows:

A part of the Northeast quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Bluffdale City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a corner of Lot 101 of the Mountain Pointe Industrial Subdivision Phase 1, as recorded March 23, 2021 as Entry No. 13607160 in Book 2021P at Page 73 in the Office of the Salt Lake County Recorder, said point being located North 89°28'05" East 977.48 feet and North 00°31'55" West 53.00 feet from the center of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, (Basis of Bearing is North 89°28'05" East between the center quarter corner and East quarter corner of Section 11), and running thence along said subdivision the following three (3) courses: (1) North 00°15'41" West 85.77 feet; (2) thence South 89°44'19" West 40.00 feet; and (3) thence North 00°15'41" West 636.36 feet to a point along the South property line of the Proposed Mountain Pointe Industrial Subdivision Phase 2; thence North 89°44'19" East 376.69 feet; thence South 00°31'54" East 720.54 feet to the Northeast corner of Lot 101 of the Mountain Pointe Industrial Subdivision Phase 1; thence along said subdivision South 89°28'05" West 340.09 feet to the point of beginning.