

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

14381418 B: 11569 P: 5848 Total Pages: 4
05/07/2025 02:31 PM By: ErRomero Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121



File No.: 189552-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 Land, LLC, a Utah limited liability company,

GRANTEE(S), of Lehi, 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.: 33-11-200-051 and 33-11-200-052 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2025 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 6TH MAY, 2025.

Sundborn, LLC, a Utah limited liability company

By: James M. Seaberg
Name: James Seaberg
Its: Manager

Carrara Properties, LLC, a Utah limited liability company

By: James M. Seaberg
Name: James Seaberg
Its: Manager

Catania SFH, LLC, a Utah limited liability company

By: James M. Seaberg
Name: James Seaberg
Its: Manager

Modena, LLC, a Utah limited liability company

By: James M. Seaberg
Name: James Seaberg
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE UTAH

On 6TH day of MAY, 2025, 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 6TH day of MAY, 2025, 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 6TH day of MAY, 2025, 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 10TH day of MAY, 2025, 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.

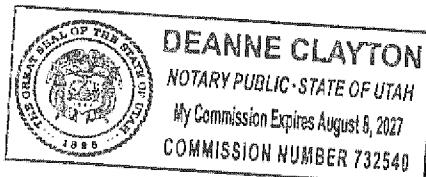
Deanne Clayton
Notary Public



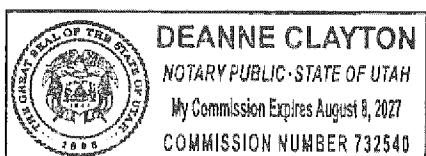
DEANNE CLAYTON
NOTARY PUBLIC-STATE OF UTAH
My Commission Expires August 8, 2027
COMMISSION NUMBER 732540



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EXHIBIT A
Legal Description

Proposed MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 5, being more particularly described as follows:

A part of the Northeast Quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point being N89°28'05"E 1305.57 feet along the Quarter Section line and N00°31'55"W 1503.59 feet from the Center of Section 11, Township 4 South, Range 1 West, Salt Lake Base & Meridian; thence S89°29'44"W 361.24 feet; thence N0°15'41"W 373.97 feet; thence N89°44'19"E 355.71 feet; thence S1°06'41"E 372.48 feet to the point of beginning.