

WHEN RECORDED RETURN TO:

Northpoint Innovation, LLC  
c/o OCC Industrial, LLC  
Attn: Megan O'Brien  
19053 W. 95<sup>th</sup> Lane  
Arvada, Colorado 80007  
**187794-MCP**  
APN: 08-09-276-020  
08-09-276-021

14399791 B: 11580 P: 530 Total Pages: 3  
06/20/2025 10:45 AM By: csummers 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

### SPECIAL WARRANTY DEED

For the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned **XCEL Development, LLC** a Utah limited liability company ("Grantor"), does hereby grant and convey to **Northpoint Innovation, LLC**, a Utah limited liability company, with an address of 19053 W. 95<sup>th</sup> Lane, Arvada, Colorado 80007 ("Grantee"), the following described real property with the improvements thereon (if any) situated in Salt Lake County, Utah (the "Property"):

See Exhibit A attached hereto.

TOGETHER WITH all and singular 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 Grantor, either in law or equity, of, in and to the Property.

SUBJECT TO current taxes, and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record, the Grantor, its successors and assigns warrant the title against all acts of the Grantor herein and no other.

FURTHER SUBJECT TO that certain Trust Deed dated February 16, 2021 and recorded on February 18, 2021 as Entry No. 13570896 in the Official Records of Salt Lake County, Utah, which secures the obligations of Grantor under that certain Trust Deed Note dated February 16, 2021 executed by Grantor in favor of Academy Construction Lending LC.

*[Signature Page Follows]*

This Special Warranty Deed is dated effective as of June 20<sup>th</sup>, 2025.

**GRANTOR**

XCEL Development, LLC,  
a Utah limited liability company

By: [Signature]

Name: David S. Tolman

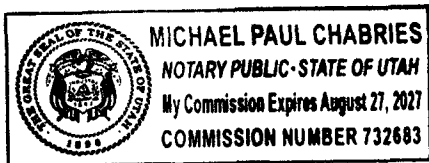
Title: Managing Member

STATE OF UTAH )  
 ) :ss.  
COUNTY OF SALT LAKE )

On this 20<sup>th</sup> day of JUNE, 2025, before me, Michael P. Chabries, a notary public, personally appeared David S. Tolman, the Managing Member of XCEL Development, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument and acknowledged that such person executed the same on behalf of such entity.

Witness my hand and official seal.

[Signature]  
Notary Public  
[SEAL]



## **Exhibit A**

### **Legal Description**

**The following real property located in Salt Lake County, Utah:**

**Parcel 1:**

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF A COUNTY ROAD, SAID POINT BEING EAST 1344.75 FEET AND NORTHWESTERLY ALONG EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD A DISTANCE OF 456.78 FEET FROM THE CENTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 855.67 FEET; THENCE NORTH 245.0 FEET; THENCE WEST 930.23 FEET, MORE OR LESS, TO THE EAST LINE OF A COUNTY ROAD, AFORESAID; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 256.09 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

**Parcel 2:**

BEGINNING AT A POINT SOUTH 89°26'23" EAST 2670.209 FEET ALONG THE SECTION LINE TO A DAVIS COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 9 AND SOUTH 00°41'16" WEST 2614.257 FEET AND WEST 572.550 FEET AND NORTH 169 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 379.700 FEET; THENCE NORTH 268 FEET; THENCE EAST 379.700 FEET; THENCE SOUTH 268 FEET TO THE POINT OF BEGINNING.

**Parcel 2A:**

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND ALL OTHER ROAD PURPOSES AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES OVER THE SOUTHERLY 20 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT SOUTH 89°26'23" EAST 2670.209 FEET ALONG THE SECTION LINE TO A DAVIS COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 9 AND SOUTH 00°41'16" WEST 2614.257 FEET AND WEST 572.550 FEET AND NORTH 169 FEET AND WEST 379.700 FEET AND NORTH 127 FEET FROM THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE WEST 433.050 FEET, MORE OR LESS, TO THE EASTERLY LINE OF 2200 WEST STREET; THENCE NORTH 16°55'48" WEST 147.388 FEET ALONG SAID EASTERLY LINE OF 2200 WEST STREET; THENCE EAST 475.970 FEET; THENCE SOUTH 141 FEET TO THE POINT OF BEGINNING.