



\*W3142023\*

AFTER RECORDING RETURN TO:

Mail Tax Notice to:  
GB MS Industrial, LLC  
c/o Gardner Batt, LLC  
423 W. Broadway, Suite 230  
Salt Lake City, UT 84101  
Attn: Michael Batt

E# 3142023 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
06-Apr-21 0421 PM FEE \$40.00 DEP TN  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

Parcel Nos. 15-031-0020; 15-030-0117

*(space above for recorder's use only)*

**SPECIAL WARRANTY DEED**

**FRANK S. BLAIR FAMILY LLC**, a Utah limited liability company ("Grantor"), having an address of 2731 Skyview Drive, Layton City, Utah 84040, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby conveys and warrants against all claiming by, through or under Grantor, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to **GB MS INDUSTRIAL, LLC**, a Utah limited liability company ("Grantee"), having an address at 423 W. Broadway, Suite 230, Salt Lake City, UT 84101, an undivided Eighty and 23/100ths percent (80.23%) tenants in common interest in the following described tract of land located in Weber County, State of Utah:

See Exhibit A, attached hereto and incorporated herein by reference (the "Property").

TOGETHER WITH all easements, improvements, fixtures, rights, tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto; and together with all improvements located thereon.

SUBJECT ONLY TO: (i) current taxes and assessments, other than any tax or judgment lien arising by, through or under Grantor prior to Closing; (ii) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests, in each case, of record; and (iii) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed this 6<sup>th</sup> day of April, 2021.

**GRANTOR:**

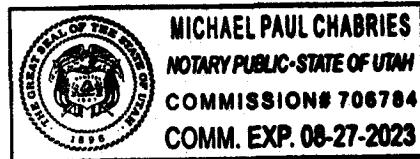
**FRANK S. BLAIR FAMILY LLC,**  
a Utah limited liability company

By: Brooke Blair Cope  
Name: Brooke Blair Cope  
Its: Manager

STATE OF UTAH )  
COUNTY OF DAVIS )  
                          )ss:  
                          )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of April, 2021, by Brooke Blair Cope, as Manager of **FRANK S. BLAIR FAMILY LLC**, a Utah limited liability company.

  
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Notary Public



## EXHIBIT A PROPERTY DESCRIPTION

### PARCEL 1:

A parcel of land, situate in the Northwest quarter of Section 12 and the Northeast quarter of Section 11, Township 6 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Marriott-Slaterville, Weber County, Utah. Being more particularly described as follows:

Beginning at a point on the Easterly right-of-way line of Interstate 15, said point being South 00°12'35" East 1095.31 feet along the section line and South 89°47'25" West 110.08 feet from the Northwest corner of said Section 12 and running thence: South 89°57'35" East 1,445.92 feet along the Southerly lines of Parcels 15-031-0008, 15-031-0007 and 15-031-0006; thence South 00°00'02" East 993.94 feet to the Northerly line of parcel 15-031-0021 as surveyed January 29, 2014 (see record of survey 5043); thence along the Northerly and Westerly lines of said parcel the following six (6) courses and distances: 1) North 89°23'09" West 662.16 feet; 2) South 03°46'34" West 354.62 feet; 3) South 03°41'34" West 451.60 feet; 4) South 02°28'23" West 23.49 feet; 5) South 08°32'28" East 9.26 feet; 6) South 11°52'50" East 344.30 feet, more or less, to the center of 4 Mile Creek and the Northerly line of Parcel 15-031-0016; thence South 42°53'15" West 120.45 feet and South 89°31'51" West 87.84 feet along said center of 4 Mile Creek; thence South 34°41'23" West 146.20 feet to the Northerly right-of-way line of Pioneer Road (400 North Street); thence along the Northerly right-of-way line of Pioneer Road the following two (2) courses and distances: 1) North 56°42'25" West 69.18 feet; 2) Northwesterly 10.86 feet along the arc of an 878.51-foot radius tangent curve to the left (center bears South 33°17'35" West and the long chord bears North 57°03'39" West 10.86 feet with a central angle of 00°42'29") to the boundary of Parcel 15-031-0016; thence North 34°41'23" East 121.79 feet along said boundary to the center of 4 Mile Creek; thence along the center of 4 Mile Creek and the boundary of Parcel 15-031-0016 the following ten (10) courses and distances: 1) North 33°24'01" West 165.91 feet; 2) North 56°06'57" West 39.43 feet; 3) North 62°43'59" West 99.96 feet; 4) westerly 100.23 feet along the arc of a 90.00-foot radius nontangent curve to the left (center bears South 27°16'05" West and the long chord bears South 85°21'50" West 95.13 feet with a central angle of 63°48'30"); 5) South 53°27'39" West 60.37 feet; 6) Westerly 45.97 feet along the arc of a 25.00-foot radius non-tangent curve to the right (center bears North 36°32'34" West and the long chord bears North 73°52'07" West 39.76 feet with a central angle of 105°20'54"); 7) North 21°11'53" West 119.49 feet; 8) North 01°00'51" East 143.31 feet; 9) North 23°05'37" West 165.81 feet; 10) North 57°39'20" West 19.27 feet to the Easterly right-of-way line of Interstate 15; thence North 06°00'51" West 56.55 feet along said right-of-way; thence East 22.13 feet; thence North 0°00'02" East 461.99 feet; thence West 19.68 feet to the Easterly right-of-way line of Interstate 15; thence along said Easterly right-of-way line the following: 1) North 02°13'10" West 579.53 feet; 2) North 01°10'49" West 500.38 feet; 3) North 01°00'26" East 38.27 feet to the point of beginning.

### PARCEL 2:

A parcel of land being an entire tract of property situate in the Southeast quarter of the Northeast quarter of Section 11, Township 6 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the East quarter corner of said Section 11; thence West 22 feet to the East right of way and no-access line of a freeway known as Project No. I-15-8(7)338; thence Northerly along said right of way line the following three (3) courses: North 05°59'08" West 114.39 feet; thence North 04°39'16" East 232.96 feet; thence North 02°11'14" West 116.12 feet to the Northerly boundary line of said entire tract; thence East 19.46 feet along said Northerly boundary line to the East line of said Section 11; thence South 462 feet along said East line to the point of beginning.