

AFTER RECORDING RETURN TO:

GB BCG John Cannon Development, LLC
423 W. Broadway, Suite 230
Salt Lake City, UT 84101
Attn: Michael D. Batt

Parcel No. Portion of Parcel No. 18-072-0-003C

150039-MCY

SPECIAL WARRANTY DEED

PETERSON INDUSTRIAL PROPERTIES, LLC, a Utah limited liability company ("Grantor"), having an address of 1600 West "K" Avenue, Tooele, Utah 84074, 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 BCG JOHN CANNON DEVELOPMENT, LLC, a Utah limited liability company ("Grantee"), having an address at 423 W. Broadway, Suite 230, Salt Lake City, Utah, the following described tract of land located in Tooele County, State of Utah:

See Exhibit A, attached hereto and incorporated herein by reference.

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 of the above described property would disclose.


Grantor is conveying the Property to Grantee by metes and bounds description. Pursuant to Utah Code Ann. § 10-9a-103(65)(c)(v) (2021) (the "Code"), (y) this Special Warranty Deed (A) is being given in anticipation of future land use approvals on the Property, (B) does not confer any land use approvals, and (C) has not been approved by the applicable land use authority, and (z) therefore this conveyance does not constitute a "Subdivision" as such term is defined in the Code.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed this 11 day of November, 2021.

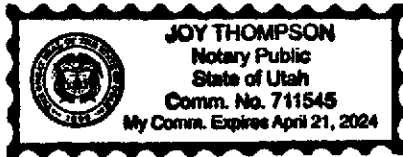
GRANTOR:

PETERSON INDUSTRIAL PROPERTIES, LLC,
a Utah limited liability company

By: 
Name: Aaron Peterson
Title: President

STATE OF UTAH)
)ss:
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 11th day of November, 2021, by Aaron Peterson, as President of Peterson Industrial Properties, LLC, a Utah limited liability company.



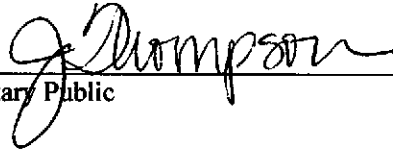

Notary Public

Exhibit A

That certain real property located in Tooele County, Utah, specifically described as follows:

[SEE THE FOLLOWING 2 PAGES]

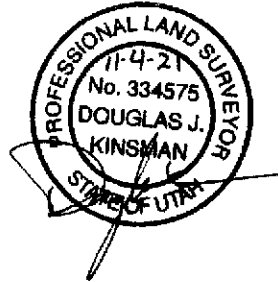
LOT 1 BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at point on the Northerly line of E Avenue, said point being located North 89°42'47" East 1165.58 feet along the section line and North 0°17'13" West 1150.66 feet from the found monument at the Southwest Corner of Section 30, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence North 60°31'53" West 423.58 feet along said Northerly line of E Avenue to the Easterly line of a parcel having the Entry No. 419408 as recorded in the Tooele County Recorder's Office;
thence North 29°28'07" East 238.24 feet along said Easterly parcel line;
thence South 60°31'53" East 17.00 feet;
thence North 29°28'07" East 330.25 feet;
thence Northeasterly 39.25 feet along the arc of a 25-foot radius tangent curve to the right (center bears South 60°31'53" East, and the long chord bears North 74°26'32" East 35.34 feet, through a central angle of 89°56'52") to the Southerly line of F Avenue;
thence South 60°35'03" East 303.80 feet along said Southerly line;
thence South 60°29'20" East 70.09 feet along said Southerly line;
thence South 19°38'11" West 45.97 feet;
thence South 29°28'59" West 548.42 feet, to the Point of Beginning.

Parcel contains: 245,142 square feet, or 5.63 acres.



LOT 3 BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 15, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at point, said point being located North 89°42'47" East 380.53 feet along the section line and North 0°17'13" West 1567.20 feet from the found monument at the Southwest Corner of Section 30, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence North 29°29'21" East 650.22 feet to the centerline of F Avenue;
thence South 60°20'25" East 281.27 feet along said centerline;
thence South 29°29'34" West 573.58 feet;
thence South 25°43'13" West 75.86 feet to the centerline of E Avenue;
thence North 60°31'53" West 286.22 feet, to the Point of Beginning.

Parcel contains: 182,932 square feet, or 4.20 acres.

