

Mail Recorded Deed and Tax Notice To:
Grantee
978 Woodoak Lane
Salt Lake City, UT 84117

13972180 B: 11349 P: 5778 Total Pages: 4
06/21/2022 08:24 AM By: jlucas 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



COTTONWOOD
TITLE

File No.: 157987-TOF

SPECIAL WARRANTY DEED

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

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

Mountain Point Business Center 2, 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

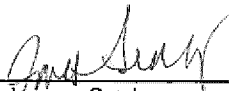
TAX ID NO.: 33-11-200-036 and 33-11-200-038 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

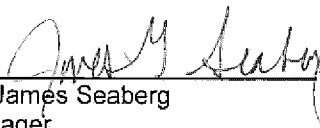
[Signature on following page]

Dated this 1st day of June 2022.

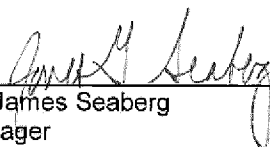
Sundborn, LLC

By: 
Name: James Seaberg
Its: Manager

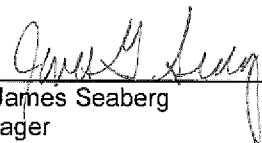
Carrara Properties, LLC

By: 
Name: James Seaberg
Its: Manager

Catania SFH, LLC

By: 
Name: James Seaberg
Its: Manager

Modena, LLC

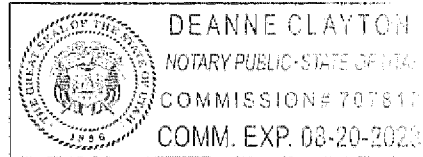
By: 
Name: James Seaberg
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE UTAH

On 1ST day of JUNE, 2022, 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

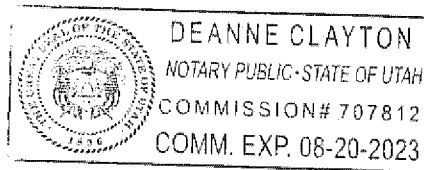


STATE OF UTAH

COUNTY OF SALT LAKE UTAH

On 1ST day of JUNE, 2022, 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

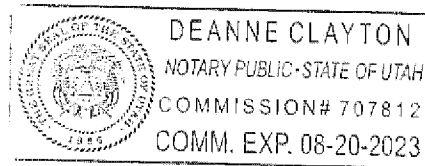


STATE OF UTAH

COUNTY OF SALT LAKE UTAH

On 1ST day of JUNE, 2022, 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 1ST day of JUNE, 2022, 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

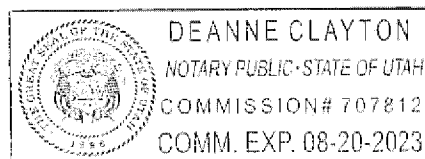


EXHIBIT A
Legal Description

PROPOSED MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 11, T4S, R1W, SLB&M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER 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, 520.13 FEET AND N0°31'55"W 777.30 FEET FROM THE SECTION LINE FROM THE CENTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°13'52"E 684.72 FEET; THENCE N89°29'44"E 125.39 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2.54 FEET (RADIUS BEARS: N00°40'08"W) A DISTANCE OF 3.62 FEET THROUGH A CENTRAL ANGLE OF 81°26'58" CHORD: N48°36'23"E 3.32 FEET; THENCE N00°15'41"W 7.85 FEET; THENCE N89°44'19"E 181.00 FEET; THENCE S00°15'41"E 9.50 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2.50 FEET A DISTANCE OF 3.93 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" CHORD: S45°15'41"E 3.54 FEET; THENCE N89°44'19"E 18.90 FEET; THENCE S00°15'41"E 2.00 FEET; THENCE N89°44'19"E 124.61 FEET; THENCE S00°15'23"E 681.26 FEET; THENCE S89°44'19"W 460.72 FEET TO THE POINT OF BEGINNING.

Mail Recorded Deed & Tax Notice To:
Mountain Point Business Center 2, LLC
3401 N. Center Street, Ste 300
Lehi, UT 84043

14447236 B: 11607 P: 3622 Total Pages: 3
10/08/2025 02:36 PM By: Jattermann 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.: 182007-TOF

QUITCLAIM DEED

Mountain Point Business Center 4, LLC, a Utah limited liability company,

GRANTOR(S), of Lehi, State of Utah, hereby quitclaims to

Mountain Point Business Center 2, 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.: 33-11-200-401-0000 (for reference purposes only)

Dated this 10/8/2025.

Mountain Point Business Center 4, LLC, a Utah
limited liability company

BY: James G. Seaberg

Name: James G. Seaberg

Title: Manager

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ UTAH

On 10/8/2025, before me, personally appeared
JAMES G. 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 Mountain Point Business Center 4, LLC, a Utah limited liability company.

Deanne Clayton
Notary Public

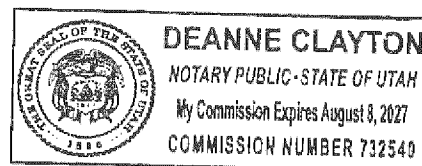
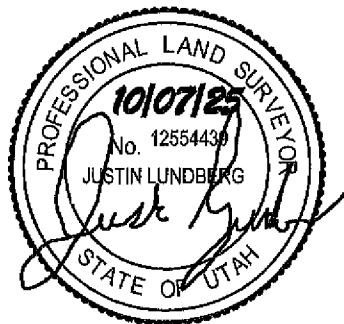


Exhibit A



**LEGAL DESCRIPTION
PREPARED FOR
MOUNTAIN POINTE PHASE 2
BLUFFDALE CITY, UTAH**

10/7/2025

21-0515

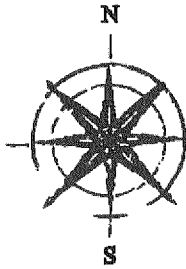
KBR

PROPERTY EXHIBIT

A part of the Northeast Corner 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 point located on the northwest corner of Lot 201, Mountain Pointe Industrial Subdivision Phase 2 recorded as Entry #14182370 on file with the Salt Lake County Recorder's Office, said point also being located N89°27'51"E 529.34 feet along the Quarter Section line and N0°32'09"W 1461.92 feet from the Center Quarter Corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence N00°13'52"E 42.00 feet; thence N89°29'44"E 454.54 feet to the westerly lot line of Lot 401, Mountain Pointe Industrial Subdivision Phase 4 recorded as Entry #14409747 of official records; thence along said lot line S00°15'23"E 47.36 feet to the northerly lot line of aforementioned Lot 201; thence along said Lot 4 the following nine (9) courses: (1) S89°44'19"W 124.61 feet; thence (2) N00°15'41"W 2.00 feet; thence (3) S89°44'19"W 18.90 feet; thence (4) along the arc of a curve to the right with a radius of 2.50 feet a distance of 3.93 feet through a central angle of 90°00'00" Chord: N45°15'41"W 3.54 feet; thence (5) N00°15'41"W 9.50 feet; thence (6) S89°44'19"W 181.00 feet; thence (7) S00°15'41"E 7.85 feet; thence (8) Southwesterly along the arc of a non-tangent curve to the right having a radius of 2.54 feet (radius bears: N82°07'06"W) a distance of 3.62 feet through a central angle of 81°26'58" Chord: S48°36'23"W 3.32 feet; thence (9) S89°29'44"W 125.39 feet to the point of beginning.

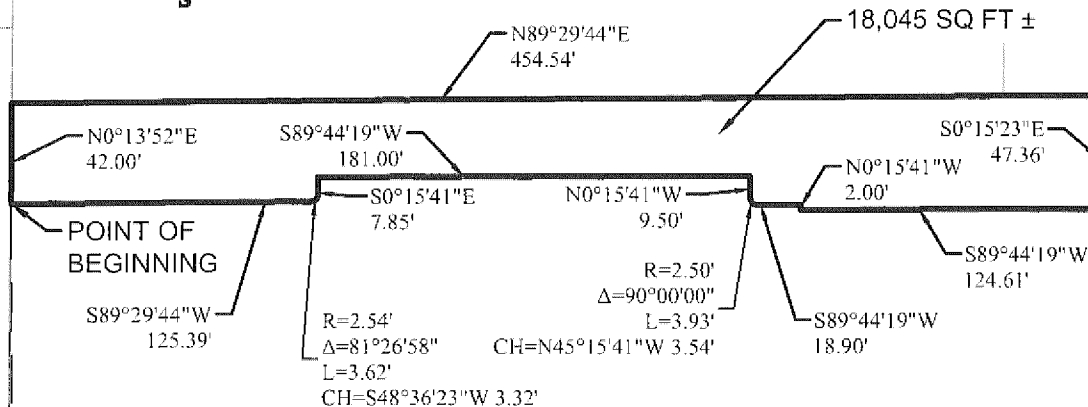
Contains: 18,045 square feet ±



33-11-200-058
MOUNTAIN POINT BUSINESS
CENTER LAND LLC

PARCEL 33-11-200-059
MOUNTAIN POINT BUSINESS
CENTER LAND LLC

33-11-251-058
THE NINE OF
BLUFFDALE, LLC



N0°32'09"W
1461.92' (TIE)

MOUNTAIN POINTE INDUSTRIAL
SUBDIVISION PHASE 2
ENTRY #14182370
LOT 201

MOUNTAIN
POINTE
INDUSTRIAL
SUBDIVISION
PHASE 4
ENTRY #14409747
LOT 401



ALONG
SECTION
LINE

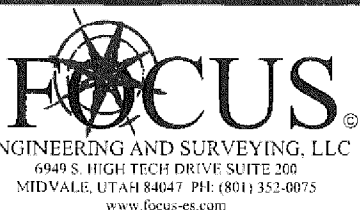
529.34' (TIE)

BASIS OF BEARING: N89°27'51"E 2,654.18'
(RECORD: N89°26'15" E 2588.06')

11 12

CENTER QUARTER CORNER OF
SECTION 11, T4S, R1W, SLB&M
(FOUND BRASS CAP)
(4S1W1102)

EAST QUARTER CORNER OF
SECTION 11, T4S, R1W, SLB&M
(FOUND BRASS CAP)
(4S1W1101)



PROPERTY EXHIBIT
LOCATED IN THE NORTHEAST CORNER OF SECTION 11, T4S, R1W, SLB&M
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

Date Created:
10/7/2025
Scale: N.T.S.
Drawn: KBR
Tab: 21-0515
Sheet:

1 OF 1