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1/23/2020 3:45:00 PM \$40.00  
Book - 10888 Pg - 621-624  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

**Parcel Tax ID:** 14-11-427-011-0000

**Prepared by:**  
Nathan P. Humphrey, Esq.  
Kutak Rock LLP  
1801 California Street, Suite 3000  
Denver, CO 80202

**AFTER RECORDING RETURN TO:**  
Chicago Title Insurance Company  
10 South LaSalle St., Suite 3100  
Chicago, IL 60603  
Attn: Robert Strybel

**SPACE ABOVE THIS LINE (3 ½" X 5") FOR  
RECORDER'S USE**

**SPECIAL WARRANTY DEED**

**PEACH ORCHARD, LLC**, a Utah limited liability company, with an office at c/o Aterian Investment Partners II, LP, 11 E 44th Street, Suite 1803, New York, New York 10017, Attention: Brandon Bethea; Daniel Krasnow ("Grantor"), hereby CONVEY(S) AND WARRANT(S) TO

**STORE CAPITAL ACQUISITIONS, LLC**, a Delaware limited liability company ("Grantee"), for the sum of Ten Dollars and other good and valuable consideration the following described tract(s) of land in the County of Salt Lake, State of Utah (the "Property"):

**AS SHOWN ON EXHIBIT A**

TOGETHER WITH all improvements thereon and appurtenances thereto; all fixtures affixed thereto; all mineral, oil and gas rights, water rights, sewer rights and other utility rights allocated to the Property; and all easements, licenses, privileges and other property interests belonging or appurtenant to the Property.

SUBJECT TO those matters of record and made a part hereof, Grantor does hereby bind itself and its successors to warrant and defend the title against the acts of Grantor and persons claiming by, through and under them but no other party.

4813-4971-9982.2  
STORE/Pioneer Metal Finishing  
Special Warranty Deed  
1225 Legacy View St., Salt Lake City, UT 84104  
File No. 7210/02-630.07

119770-TTF

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the members of the grantor.

[Signature Page Follows.]

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File No. 7210/02-630.07

IN WITNESS WHEREOF, the Grantor has caused its name and seal to be hereunto affixed effective as of January <sup>1</sup>2020.  
22,

**GRANTOR:**

**PEACH ORCHARD, LLC**, a Utah limited liability company

By: *Robert Kevin Stevick*  
Name: Robert Kevin Stevick  
Title: President

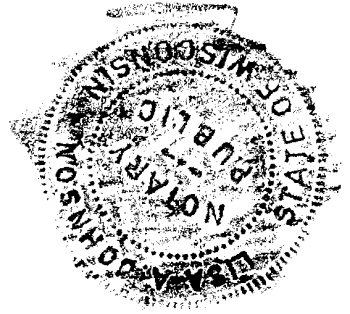
STATE OF Wisconsin  
COUNTY OF Brown

)  
)Ss.  
)

On January 13, 2020, personally appeared before me, Robert Kevin Stevick, as President of **PEACH ORCHARD, LLC**, a Utah limited liability company, the signer of the within instrument, who duly acknowledged to me that he executed the same.

*Lisa A. Johnson*  
Notary Public  
Lisa A. Johnson  
(Printed Name)  
My Commission expires: 1-9-2023

{Seal or Stamp}



**EXHIBIT A**  
**LEGAL DESCRIPTION**

**Address:** 1225 S. Legacy View Street, Salt Lake City, Utah 84104

**Legal Description:**

Lot 13, LEGACY INDUSTRIAL PARK, according to the official plat thereof, on file and of record in the office of the Salt Lake County Recorder.

ALSO:

A strip of land situate in the Southeast quarter of Section 11, Township 1 South, Range 2 West, Salt Lake Base and Meridian, in Salt Lake County, Utah, more particularly described as follows:

Commencing at the Southeast corner of said Section 11; thence North 89°55'44" West along the South line of said Section 11 a distance of 40.00 feet; thence North 00°01'23" East a distance of 1164.85 feet to the point of beginning; thence North 89°58'37" West a distance of 50.00 feet; thence North 00°01'23" East a distance of 360.00 feet; thence South 89°58'37" East a distance of 50.00 feet; thence South 00°01'23" West a distance of 360.00 feet to the point of beginning.

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