

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

13080092
9/23/2019 10:14:00 AM \$40.00
Book - 10834 Pg - 3110-3111
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Recording Request by and
After Recording Return To:

Spencer Klein
Sensapure Flavors, Inc.
1945 S. Fremont Drive
Salt Lake City, Utah 84104

CT-114754 CAF

SPECIAL WARRANTY DEED

BMW5, LLC, a Utah limited liability company ("Grantor"), hereby conveys and warrants against all claiming by, through or under Grantor, but not otherwise, to Fremont, LLC, a Utah limited liability company ("Grantee"), in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described property situated in Salt Lake County, Utah.

Tax Parcel No. 15-16-452-005-0000

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT "B" SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 75-3 OF PLATS AT PAGE 40 OF OFFICIAL RECORDS AND THE OFFICIAL PLAT AMENDING AND EXTENDING LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT "B", RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 78-6 OF PLATS AT PAGE 178 OF OFFICIAL RECORDS; RUNNING THENCE SOUTH 37°43' EAST 395.00 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 27 TO THE NORTHERLY LINE OF A 25 FOOT CANAL EASEMENT; THENCE SOUTH 52°17' WEST 551.39 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 37°43' WEST 395.00 FEET; THENCE NORTH 52°17' EAST 551.39 FEET TO THE POINT OF BEGINNING.

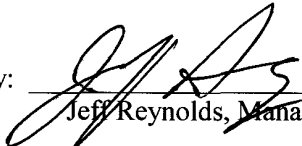
EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT "B" SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 75-3 OF PLATS AT PAGE 40 OF OFFICIAL RECORDS AND THE OFFICIAL PLAT AMENDING AND EXTENDING LOT 27, PIONEER SQUARE INDUSTRIAL PARK PLAT "B", RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 78-6 OF PLATS AT PAGE 178 OF OFFICIAL RECORDS; RUNNING THENCE SOUTH 37°43' EAST 395.00 FEET TO THE NORTH LINE OF A 25 FOOT CANAL EASEMENT; THENCE SOUTH 52°17' WEST 275.7 FEET ALONG SAID LINE; THENCE NORTH 37°43' WEST 395.00 FEET; THENCE NORTH 52°17' EAST 275.7 FEET TO THE POINT OF BEGINNING.

This conveyance is made subject to and subordinate to all easements, restrictions, rights of way and other matters appearing of record and general property taxes for the 2019 and thereafter.

Executed on the date of the acknowledgement set forth below:

BMW5, LLC, a Utah limited liability company

By: 
Jeff Reynolds, Manager

STATE OF UTAH)
 :
COUNTY OF SALT LAKE)

On Aug 27th, 2019, before me, Notary, personally appeared Jeff Reynolds and acknowledged to me that he executed the within instrument in his authorized capacity as the Manager of BMW5, LLC, a Utah limited liability company.


Notary Public

(SEAL)

Tom Harper
(Printed Name)

My Commission Expires: 4-20-22

