

E 2794233 B 5975 P 27-29
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
3/14/2014 9:23:00 AM
FEE \$15.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS A

Mail Recorded Deed and Tax Notice To:

Jordan River Partners, LLC
~~1300 West Jordan River Drive~~ 3600 N. 700 W. Suite G
North Salt Lake, UT 84054

Cottonwood  **Title**
INSURANCE AGENCY, INC.

File No.: 70298-JP

WARRANTY DEED

STS Properties, LLC

GRANTOR(S) of North Salt Lake, State of Utah, hereby Conveys and Warrants to
Jordan River Partners, LLC

GRANTEE(S) of North Salt Lake, 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 **Davis** County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 01-400-0025 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2014 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 7th day of March, 2014.

STS Properties, LLC

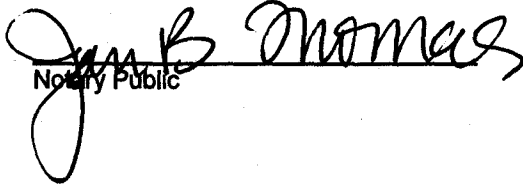


BY: Tom Stuart
Member/Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 7th day of March, 2014 personally appeared before me Tom Stuart, who acknowledged himself to be the Member/Manager of STS Properties, LLC a limited liability company, and that he as such Member/Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

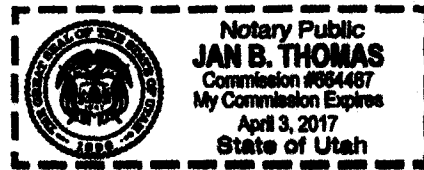


EXHIBIT A

Combined Lots 15 and 16 of the RIVER BEND INDUSTRIAL SUBDIVISION, located in the Northwest quarter of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, more particularly described as follows:

Beginning at the Northwest corner of Lot 15, River Bend Industrial Subdivision on file and of record at the Davis County Recorder's office; thence South $00^{\circ}34'06''$ West 148.22 feet; thence 46.11 feet along the arc of a 120 foot radius curve to the left thru a central angle of $22^{\circ}00'51''$ (Chord bears South $10^{\circ}26'19''$ East 45.82 feet); thence South $21^{\circ}26'45''$ East 123.42 feet; thence 143.45 feet along the arc of a 120 foot radius curve to the left thru a central angle of $68^{\circ}29'41''$ (Chord bears South $55^{\circ}41'35''$ East 135.06 feet); thence South $89^{\circ}56'25''$ East 319 feet; thence 31.42 feet along the arc of a 20 foot radius curve to the left thru a central angle of $90^{\circ}00'00''$ (Chord bears North $45^{\circ}03'35''$ East 28.28 feet); thence North $00^{\circ}03'35''$ East 345.04 feet; thence 17.53 feet along the arc of a 432.53 foot radius curve to the left thru a central angle of $02^{\circ}19'21''$ (Chord bears North $01^{\circ}14'18''$ West 17.53 feet); thence North $89^{\circ}45'51''$ West 502.53 feet to the point of beginning.