

Mail Tax notice to:  
Grantee  
4188 West Nike Drive  
West Jordan, Utah 84088  
MNT File No.: 73545  
Tax ID No.: 21-30-126-002

**SPECIAL WARRANTY DEED**

**Tool Source Investment, LLC, a Utah limited liability company**

**GRANTOR** of Sandy, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under it only to:

**Carmco II, LLC, a Utah limited liability company**

**GRANTEE** of 4188 West Nike Drive, West Jordan, Utah 84088 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Salt Lake County, State of Utah:

**Parcel 1:**

**All of Lot 13, INDUSTRIAL PARK AT JORDAN LANDING (an industrial subdivision), according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book 2000P at Page 6 of official records.**


**Parcel 1A:**

**Together with shared access as shown by the official plat thereof.**

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

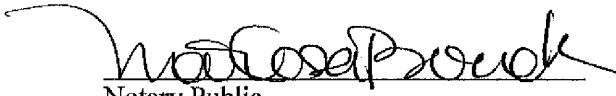
**WITNESS**, the hand(s) of said grantor(s), 20th day of February, 2020.

Tool Source Investment, LLC, a Utah limited liability company

  
By: Kelly Roestenburg  
Its: Manager

State of Utah, County of Salt Lake )ss:

On this date, February 20, 2020, personally appeared before me Kelly Roestenburg, who being by me duly sworn did say that he is a Manager of Tool Source Investment, LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles of Organization and/or Operating Agreement and said Kelly Roestenburg acknowledged to me that said limited liability company executed same.

  
Notary Public

