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1/5/2018 8:33:00 AM \$16.00
Book - 10636 Pg - 1647-1649
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE CO TX
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested by:
BMW5, LLC
391 S. Orange St.
Salt Lake City, Utah 84104
Attn: Jeff Reynolds

AFTER RECORDING RETURN TO:
BMW5, LLC
391 S. Orange St.
Salt Lake City, Utah 84104
Attn: Jeff Reynolds

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

TERRATEK INC., a Utah corporation ("Grantor"), hereby conveys and warrants against all claiming by, through or under Grantor, but not otherwise, to BMW5, LLC, a Utah limited liability company ("Grantee"), whose mailing address is 391 S. Orange St., Salt Lake City, Utah 84104, for the sum of Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the property or tract of land described in Exhibit A attached hereto and made part hereof, situated in Salt Lake County, Utah (the "Property").

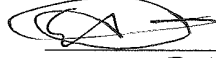
This conveyance is made subject to and subordinate to all easements, restrictions, rights of way and other matters appearing of record and general property taxes for the year 2017 and thereafter.

[SIGNATURE PAGE FOLLOWS]

EXECUTED on the date of the acknowledgment set forth below.

GRANTOR:

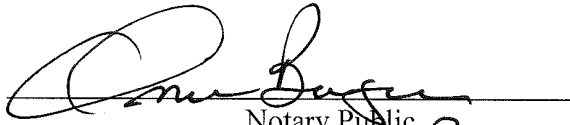
TERRATEK INC., a Utah corporation

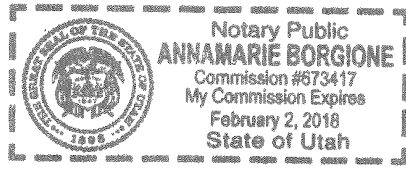
By: 
Name: E. SIEBRITS
Title: VP TERRATEK

STATE OF ~~TEXAS~~ Utah
COUNTY OF Salt Lake

§
§
§

On December 28, 2017, before me, Notary, personally appeared Edward Siebrits, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as the V.P. of TERRATEK INC., a Utah corporation.


Notary Public
Annamarie Borgione
(Printed Name)



My Commission expires: 2-2-2018

{Seal or Stamp}

EXHIBIT A

PARCEL 1:

Tax Parcel No. 15-16-452-021-0000.

Lot 2, PIONEER SQUARE INDUSTRIAL PARK - PLAT "C" AND AMENDING THE AMENDING AND EXTENDING LOT 27 PIONEER SQUARE INDUSTRIAL PARK - PLAT "B", ACCORDING TO THE OFFICIAL PLAT RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER ON AUGUST 30, 2005 AS ENTRY NO. 9476306 IN BOOK 2005 OF PLATS AT PAGE 273 OF OFFICIAL RECORDS.

PARCEL 2:

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.