

WHEN RECORDED, RETURN TO:

Douglas M. Durbano
Durbano Properties, L.C.
476 Heritage Park Blvd. #200
Layton, UT 84041

**ACCOMMODATION RECORDING ONLY
NO LIABILITY FOR CONTENT, TIME OR
EFFECT OF RECORDING OF DOCUMENT
IS ASSUMED HEREBY**



AGREED: *Shirsa Bolante*

SPECIAL WARRANTY DEED

SEC 096, LLC, GRANTOR, of Salt Lake City, Utah, hereby conveys and warrants against all claiming by through or under it, to **Durbano Properties, LC**, a Utah limited liability company, GRANTEE, for good and valuable consideration, the following described tract of land in Weber County, State of Utah:

LOTS 1 AND 5, DEANS AUTO SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

Serial Numbers 05-176-0001, 05-176-0005

Subject to all liens and encumbrances of record. This shall not serve to reimpose the same. With respect to its physical condition the Property which is the subject of this Special Warranty Deed is being conveyed, "as is."

WITNESS the hand of Grantor, this 4th day of April, 2019.

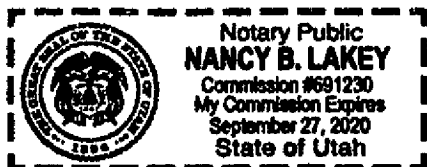
GRANTOR:

SEC 096, LLC,
a Utah limited liability company

By: *[Signature]*
Name: Daniel J. Torkelson
Its: Manager

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 4th day of April, 2019, personally appeared before me DANIEL J. TORKELESON, Manager of SEC 096, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Nancy B. Lahey
NOTARY PUBLIC



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AGREED: *Anne Babauta*

SPECIAL WARRANTY DEED

SEC 096, LLC, GRANTOR, of Salt Lake City, Utah, hereby conveys and warrants against all claiming by through or under it, to **Durbano Properties, LC**, a Utah limited liability company, GRANTEE, for good and valuable consideration, the following described tract of land in Weber County, State of Utah:

See Exhibit "A" attached hereto and incorporated herein by reference.

Serial Number 05-125-0001

Subject to all liens and encumbrances of record. This shall not serve to reimpose the same. With respect to its physical condition the Property which is the subject of this Special Warranty Deed is being conveyed, "as is."

WITNESS the hand of Grantor, this 4th day of April, 2019.

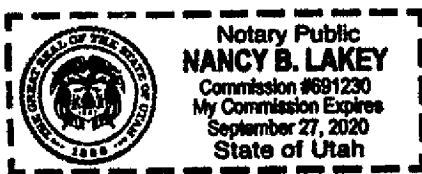
GRANTOR:

SEC 096, LLC,
a Utah limited liability company

By: *[Signature]*
Name: Daniel J. Torkelson
Its: Manager

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 4th day of April, 2019, personally appeared before me Daniel J. Torkelson, Manager of SEC 096, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Nancy B. Lahey
NOTARY PUBLIC

EXHIBIT "A"**Legal Description**

BEGINNING AT A POINT WHICH IS SOUTH 0°35'30" WEST 600.18 FEET ALONG THE QUARTER SECTION LINE AND NORTH 89°27' WEST 373.44 FEET ALONG THE MONUMENT LINE AND SOUTH 0°45' EAST 331.30 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°02' WEST 48.01 FEET TO THE EAST LINE OF WALL AVENUE, SAID POINT IS SOUTH 0°58' WEST 330.51 FEET AND SOUTH 89°02' EAST 50.00 FEET FROM THE MONUMENT MARKING THE INTERSECTION OF WALL AVENUE AND 33RD STREET; THENCE SOUTH 0°58' WEST 256.91 FEET ALONG THE EAST LINE OF SAID STREET; THENCE SOUTH 89°06' EAST 471.61 FEET; THENCE NORTH 0°58' EAST 18.19 FEET; THENCE CONTINUING NORTH 0°58' EAST 32.36 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 34TH STREET; THENCE WEST 56.57 FEET; THENCE NORTH 0°35'30" EAST 0.34 FEET, THENCE NORTH 89°06' WEST 115.54 FEET TO THE WEST LINE OF PINGREE AVENUE EXTENDED; THENCE NORTH 0°58' EAST 206.85 FEET, THENCE NORTH 89°06' WEST 251.49 FEET TO THE PLACE OF BEGINNING.