

12371978
9/23/2016 2:10:00 PM \$14.00
Book - 10479 Pg - 4964-4966
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
AFTER RECORDING RETURN TO:
TYG, L.L.C. (48.0% interest)
495 E. 400 S. PO BOX 603
Spring City, UT 84662-0603

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

SPECIAL WARRANTY DEED

Escrow No: NCS-814647-SLC1 (ach)
A.P.N.: 07-34-300-001-0000

Caballero, L.L.C., a Utah limited liability company, the Grantor, does hereby CONVEY AND WARRANT only as against all claiming by, through or under it to

TYG, L.L.C., a Utah limited liability company, the Grantee, **an undivided 48.0% interest**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Salt Lake County, State of Utah:

SEE EXHIBIT A

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2016 and thereafter.

Witness, the hand(s) of said Grantor(s), this September 23, 2016.

Caballero, L.L.C., a Utah limited liability company

By: [Signature]
Name: Ronald A. Johnson, Jr.
Title: Manager

By: [Signature]
Name: Patrick K. Hogle
Title: Manager

By: [Signature]
Name: John S. Girvan
Title: Manager

STATE OF Utah)
County of Salt Lake)ss.
)

On September 23, 2016, before me, the undersigned Notary Public, personally appeared Ronald A. Johnson, Jr., manager, Patrick K. Hogle, Manager, John S. Girvan, Manager of Caballero, L.L.C., a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 7/7/18 [Signature]
Notary Public

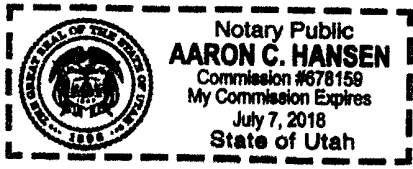


EXHIBIT A

Legal Description of Property

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 2 WEST, AND IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°58'30" EAST 268.41 FEET ALONG THE SECTION LINE FROM THE RIVET MARKING THE SOUTHWEST CORNER OF SAID SECTION 34, SAID POINT BEING AT THE WESTERLY EDGE OF A RAILROAD BUMPER ON THE SALT LAKE GARFIELD AND WESTERN RAILROAD; THENCE NORTH 00°01'30" WEST 66.17 FEET TO THE SOUTHERLY RIGHT OF WAY AND NO ACCESS LINE OF THE I-80 FREEWAY ON RAMP KNOWN AS "D- LINE"; THENCE NORTH 89°56'16" EAST (RECORD EAST) 77.49 FEET ALONG SAID SOUTHERLY LINE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 70°56'16" EAST (RECORD NORTH 71°00'00" EAST) 256.83 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 89°58'30" EAST 1853.57 FEET ALONG A LINE BEING 150.00 FEET, PERPENDICULARLY MEASURED NORTHERLY, FROM THE SOUTHERLY SECTION LINE OF SAID SECTION 34, SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF SAID RAILROAD PROPERTY; THENCE SOUTH 0°01'30" EAST 183.00 FEET; THENCE SOUTH 89°58'30" WEST 2173.85 FEET ALONG A LINE BEING 17.00 FEET, PERPENDICULARLY MEASURED NORTHERLY FROM THE SOUTHERLY BOUNDARY LINE OF SAID RAILROAD PROPERTY; THENCE NORTH 00°01'30" WEST 33.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ALL WATER, OIL OR MINERAL RIGHTS AND SUBJECT TO ANY EASEMENTS THAT CURRENTLY EXIST AND A NEW PERPETUAL, EXCLUSIVE, FIRST PRIORITY RIGHT-OF-WAY EASEMENT OVER AND UP TO ONE HUNDRED (100) FEET TO EACH SIDE OF THE RAILS AFFIXED TO THE PARCEL OF LAND FOR THE EXCLUSIVE USE OF CABALLERO, L.L.C., CABALLERO 2 LLC, AND SALT LAKE GARFIELD AND WESTERN, AND THEIR CUSTOMERS PURSUANT TO A CERTAIN AGREEMENT OF PURCHASE AND SALE OF REAL PROPERTY DATED SEPTEMBER 23, 2016.