

13452156  
11/5/2020 10:28:00 AM \$42.00  
Book - 11054 Pg - 8783-8786  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

**When recorded, return to:**

STS Properties, LLC  
259 South Riverbend Way, Suite 102  
North Salt Lake, Utah 84054  
Attention: Thomas D. Stuart

Tax Id No.: 26-02-351-006, 26-02-351-007, 26-02-351-008,  
26-02-351-009, 26-02-351-010, 26-02-351-011,  
26-02-351-012, 26-02-355-003, 26-02-355-004,  
26-02-355-002 26-02-355-001

CTC 134325 JV P

**SPECIAL WARRANTY DEED**

Kachina Sub, LLC, a Utah limited liability company, grantor, hereby conveys and warrants against all who legally claim by, through or under grantor, to STS Properties, LLC, a Utah limited liability company, 259 South Riverbend Way, Suite 102, North Salt Lake, Utah 84054, Attention: Thomas D. Stuart, for the sum of \$10.00 and other valuable consideration, the following parcel of real property situated in Salt Lake County, State of Utah, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law or equity and general property taxes for 2020 and thereafter, including, without limitation, the exception shown on Exhibit "B" attached hereto and by this reference made a part hereof.

WITNESS the hand of said Grantor this 4<sup>th</sup> day of November, 2020.

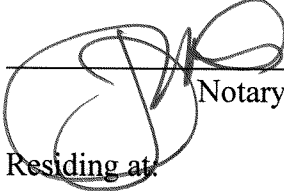
KACHINA SUB, LLC

By: 

Brian D. Kellen, Manager

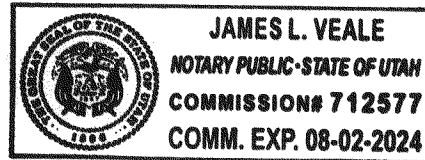
STATE OF UTAH }  
 } ss.  
COUNTY OF DAVIS }

Brian D. Kellen, as Manager of Kachina Sub, LLC, a Utah limited liability company, known to me (or proved on the basis of sufficient identification) to be the person whose name appears above, personally appeared before me and acknowledged the foregoing instrument this ~~4th~~ day of November, 2020.

  
\_\_\_\_\_  
Notary Public  
Residing at:

My Commission Expires:  
8/2/2024

SLC, Utah



**EXHIBIT A**

All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of the Dannon Way Industrial Park, as shown on the Official Plat thereof as the Plat is recorded in the Office of the Salt Lake County Recorder.

## EXHIBIT B

### Permitted Exceptions

1. Taxes for the year 2020 are accruing as a lien not yet due and payable under Parcel No. 26-02-351-007. Taxes for the year 2019 have been paid with other land. Taxes for the year 2020 are accruing as a lien not yet due and payable under Parcel No. 26-02-351-010. Taxes for the year 2019 have been paid with other land.
2. The herein described Land is located within the boundaries of West Jordan City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Central Utah Water Conservancy District, and is subject to any and all charges and assessments levied thereunder.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
4. Claim, right, title or interest to water or water rights whether or not shown by the public records.
5. Subject to Reservations and Conditions set forth in that Patent recorded October 27, 1896 in Book 4Z at Page 429 of official records.
6. Easements, notes and restrictions as shown on the recorded plat for 21st Century Business Park Phase 1 Lot 102 Amended, recorded October 26, 2016 as Entry No. 12398456 in Book 2016P at Page 276.
7. Easements, notes and restrictions as shown on the recorded plat for Dannon Way Industrial Park, recorded January 2, 2019 as Entry No. 12912773 in Book 2019P at Page 1.
8. Grant of Easements in favor of City of West Jordan, Utah, a municipal corporation and political subdivision of the State of Utah for an exclusive perpetual easement and a temporary construction easement upon, over, under, across and through said Land and incidental purposes, by instrument dated March 7, 2012 and recorded April 19, 2012, as Entry No. 11373623, in Book 10009, at Page 7789.
9. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Restrictive Covenants recorded April 29, 1993 as Entry No. 5490468 in Book 6650 at Page 2344, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. (covers this and other land) Amended August 10, 1995 as Entry No. 6138936 in Book 7203 at Page 2788.
10. A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: STS Properties, LLC; Trustee: Cottonwood Title Insurance Agency, Inc.; Beneficiary: Cache Valley Bank; Amount: \$1,455,000.00; Dated: July 18, 2018; Recorded: July 20, 2018 as Entry Number 12814005 in Book 10695 at Page 1884. (covers this and other land)
11. Construction Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: STS Properties, LLC; Trustee: Cottonwood Title Insurance Agency, Inc.; Beneficiary: Cache Valley Bank; Amount: \$699,224.00; Dated: August 8, 2018; Recorded: August 23, 2018 as Entry Number 12835729 in Book 10705 at Page 8402. (covers this and other land)
12. Trust Deed (with Assignment of Rents) to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: Kachina Sub LLC, a Utah limited liability company; Trustee: Steven W. Bennett, a member of the Utah State Bar; Beneficiary: STS Properties, LLC, a Utah limited liability company; Amount: \$9,706,178.49; Dated: April 30, 2019; Recorded: April 30, 2019 as Entry Number 12979082 in Book 10775 at Page 9272. (covers this and other land)
13. West Jordan Utah Default Judgment against said Land, dated January 28, 2019 and recorded January 31, 2019 as Entry No. 12927217 in Book 10749 at Page 6071 for the Principal Amount of \$1,000.00 and any other amounts due thereunder, Case No. 18-01607 issued from the West Jordan Utah Administrative Code Enforcement Program of Salt Lake County. (covers this and other land)