

Recording Requested by:
First American Title Insurance Company
National Commercial Services
560 South 300 East
Salt Lake City, UT 84111
(801)536-3100
AFTER RECORDING RETURN TO:
D-6 Freeport Center, LLC
10 West Broadway, Suite 305
Salt Lake, UT 84101

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

WARRANTY DEED

Escrow No. **NCS-494773-SLC1 (ami)**
A.P.N.: **12-065-0082**

Clearfield Estates, L.L.C., a Utah limited liability company, Grantor, of Salt Lake, Salt Lake County, State of UT, hereby CONVEY AND WARRANT to

D-6 Freeport Center, LLC, a Utah limited liability company, Grantee, of Salt Lake, Salt Lake County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Davis County, State of Utah:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 1,564.76 FEET AND WEST 963.74 FEET, AND SOUTH 58°00'11" WEST 287.76 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 11, SAID POINT IS ON THE NORTH LINE OF "C" STREET, AND IS SOUTH 58°00'11" WEST 287.76 FEET FROM AN EXISTING SURVEY MONUMENT BEING A BRASS CAP SET IN CONCRETE AND STAMPED AAA#17; THENCE NORTH 31°58'15" WEST ALONG THE CENTERLINE OF A RAILROAD TRACK 749.68 FEET TO THE NORTH SIDE OF "D" STREET; THENCE SOUTH 57°59'59" WEST ALONG SAID NORTH LINE 306.65 FEET TO THE CENTERLINE OF 5TH STREET; THENCE SOUTH 31°58'01" EAST ALONG SAID CENTERLINE 749.67 FEET TO THE NORTH LINE OF "C" STREET; THENCE NORTH 58°00'11" EAST ALONG SAID NORTH LINE 306.7 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FROM STATE HIGHWAY NO. 108 (SYRACUSE ROAD), THENCE NORTHERLY ON THIRD STREET TO "D" STREET, THENCE EASTERLY ON "D" STREET TO 5TH STREET; THENCE SOUTHERLY ON 5TH STREET TO THE NORTH LINE OF "C" STREET: NO ACCESS IS GRANTED ON "C" STREET.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT ON THE WEST SIDE OF THE CENTERLINE OF 5TH STREET (ALSO THE WESTERLY BOUNDARY OF THE PROPERTY HEREIN BEING CONVEYED) TO WITHIN 10 FEET OF BUILDING NO. D-5 TO PERMIT TRUCK MANEUVERING FOR BUILDING NO. D-6, LOADING AND UNLOADING.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR RAILROAD SPUR TRACK USAGE ON THE 749.68 FOOT LONG BY 3.5 FEET WIDE STRIP OF LAND WHICH BEARS NORTH 31°58'15" EAST, AND IS CONTIGUOUS WITH THE ENTIRE EAST SIDE OF THE BUILDING D-6 PROPERTY ABOVE DESCRIBED, ALLOWING THE BUILDING D-6 OWNER USAGE OF ALL OF THE CENTER RAILROAD SPUR TRACK.

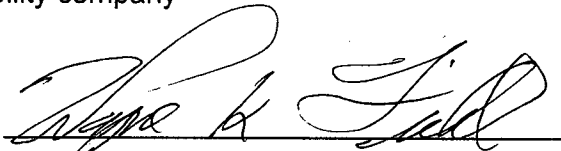
PARCEL 5:

A NON-EXCLUSIVE RIGHT OF JOINT USE OF THE CONNECTING LEAD RAILROAD SPUR TRACKS BETWEEN THE PROPERTY HEREIN CONVEYED AND THE POINT OF CONNECTION WITH THE UNION PACIFIC RAILROAD BRANCH LINE.

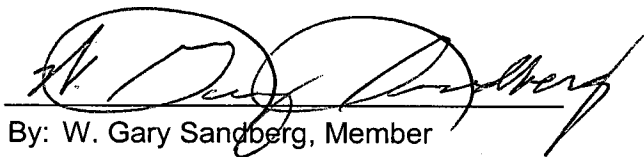
Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2010** and thereafter.

Witness, the hand(s) of said Grantor(s), this **August 18th**, **2011**.

Clearfield Estates, L.L.C., a Utah limited liability company



By: Wayne K. Field, Member



By: W. Gary Sandberg, Member

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

On August 18, 2011, before me, the undersigned Notary Public, personally appeared **Wayne K. Field and W. Gary Sandberg, as Member of Clearfield Estates, 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:

7-9-2014

Anna M Irons
Notary Public

