

Mail Document and Tax Notices T0:

Thomas D. Burt, Jr.
Tom and Linda Burt, LLC
1844 South 3850 West
Salt Lake City, Utah 84104

File # 133148-BHF
15-17-300-043

13400670
9/22/2020 12:02:00 PM \$40.00
Book - 11023 Pg - 4327-4331
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

WARRANTY DEED

*FAMILY

THIS WARRANTY DEED, made this 21 day of September, 2020, is between RALPH T. MONTRONE, TRUSTEE OF THE RALPH T. MONTRONE LIVING TRUST DATED THE 25TH OF MAY, 1990 ("Grantor"), and TOM AND LINDA BURT, LLC, a Utah limited liability company ("Grantee"), whose address is 1844 South 3850 West, Salt Lake City, Utah 84104.

WITNESSETH:

That Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and warrant unto Grantee the following described real property and premises located in the County of Salt Lake, State of Utah, to wit:

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


together with all the improvements thereon and the appurtenances thereunto belonging, but excluding mineral rights not owned by Grantor, subject to the easements, rights of way, covenants and conditions described in Exhibit B attached and by this reference made a part hereof, or discoverable from an inspection of the real property.

TO HAVE AND TO HOLD said premises unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed on the day and year first above written.

GRANTOR:

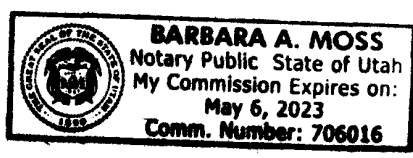
Date: 9-21-2020


RALPH T. MONTRONE, TRUSTEE OF THE
RALPH T. MONTRONE LIVING TRUST
/FAMILY

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 21 day of September, 2020, by RALPH T. MONTRONE, TRUSTEE OF THE RALPH T. MONTRONE FAMILY LIVING TRUST, dated the 25th day of May, 1990.

Barbara A. Moss
Notary Public



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

(Legal Description)

The real property referenced in the foregoing instrument is located in Salt Lake County, Utah and is more particularly described as follows:

Lot 1F, AMENDED PORTION OF LOT 1, CENTENNIAL INDUSTRIAL PARK PHASE III SUBDIVISION, according to the official plat thereof, recorded November 15, 1995 as Entry No. 6213339 in Book 95-11P at Page 318 in the office of the Salt Lake County Recorder.

**EXHIBIT B
TO
SPECIAL WARRANTY DEED**

(Exceptions)

1. Taxes for the year 2020 are accruing as a lien not yet due and payable under Parcel No. 15-17-300-043. Taxes for the year 2019 have been paid in the amount of \$36,855.36 under Parcel No. 15-17-300-043.
2. The herein described Land is located within the boundaries of Salt Lake City, Salt Lake Metropolitan Water District, Salt Lake City Mosquito Abatement 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, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Easements, notes and restrictions as shown on the recorded plat for Amended Portion of Lot 1, Centennial Industrial Park Phase III Subdivision, recorded November 15, 1995 as Entry No. 6213339 in Book 95-11P at Page 318.
6. Reservations as contained in that certain Warranty Deed recorded November 22, 1978 as Entry No. 3201240 in Book 4775 at Page 1000.
7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Covenants, Conditions and Restrictions recorded April 25, 1978 as Entry No. 3097836 in Book 4661 at Page 168, 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.

Amended October 17, 1980 as Entry No. 3491726 in Book 5166 at Page 363.

Assignment and Assumption Agreement by and between Upland Industrial Development Company, a Nebraska corporation and Kulmer & Schumacher, a general partnership of the State of Utah, recorded June 18, 1990 as Entry No. 4930168 in Book 6229 at Page 1935.

8. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded January 9, 1980, as Entry No. 3386364, in Book 5022, at Page 268.
9. Easements as disclosed in that certain Special Warranty Deed recorded September 5, 1985 as Entry No. 4133517 in Book 5688 at Page 565.
10. Avigation Easement in favor of Salt Lake City Corporation for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the Land, recorded September 29, 1998 as Entry No. 7102351, in Book 8108, at Page 1986.
11. Right-of-way as disclosed in that certain Warranty Deed recorded June 22, 2001 as Entry No. 7929753 in Book 8471 at Page 3532.
12. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).