

Mail Tax notice to:
Grantee
9 Executive Circle Suite 200
Irvine, CA 92614
MNT File No.: 36739
Tax ID No.: 01-083-0083

SPECIAL WARRANTY DEED

Terminal Leasing Partnership, a Utah general partnership

GRANTOR of 9 Executive Circle, Suite 200 Irvine, CA, hereby CONVEYS and WARRANTS against any and all claiming by through or under them./him/her/it only to :

High Rustler Limited Liability Company

GRANTEE of 95 North 700 West North Salt Lake, Ut 84054 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Davis County, State of Utah:

All of Lots 1 and 2, NORTH SALT LAKE INDUSTRIAL PARK, PLAT "A", according to the official plat thereof in the office of the Davis County Recorder.

Less and excepting a parcel of land in fee being part of an entire tract of property, situated in the Southeast quarter of the Southeast quarter of Section 3, Township 1 North, Range 1 West, Salt Lake Base and Meridian, in Davis County, for the widening of the intersection of Redwood Road Street (SR-68) and Center Street in North Salt Lake, know a "Project No. STP-9999 (158)".

The boundaries of said part of an entire tract are described as follows:

Beginning at a point in the Northerly right of way line of said Center Street which point is 151.76 meters South 89°36'51" West along the Section line of said Section 3, and 12.19 meters North 00°23'09" West, from the Southeast corner of said Section 3, said point being 10.73 meters perpendicularly distant Northerly from the control line of said Center Street at Engineers Station 10+184.50; thence Northwesterly 17.96 meters along the arc of a 9.14 meters radius curve to the right (Note: chord to said curve bears North 34°05'17" West for a distance of 15.21 meters), to a point 15.24 meters perpendicularly distant Easterly from the control line of said Redwood Road (SR-68) at Engineers Station 1+181.36; thence South 34°05'17" East 15.21 meters to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

SUBJECT TO: A Deed of Trust securing a Note in the original amount of \$2,150,000.00 where Bank of the West, a California banking corporation is the Beneficiary. Whereas Deed of Trust Recorded July 22, 2013 as Entry #2755310 in Book 5815 at Page 130.

WITNESS, the hand(s) of said grantor(s), 7 day of February, 2014

Terminal Leasing Partnership, a Utah general Partnership

By: *Darrin Norton*
M. Darrin Norton, Trustee of the M. Darrin Norton Trust
dated Sept. 20, 2004, Partner

By: *Sean Norton*
H. Sean Norton, Trustee of the H. Sean Norton Trust
est April 17, 1996, Partner

By: *Merlin J. Norton*
Merlin J. Norton Trustee of the Merlin J. Norton Family
Living Trust dated January 16, 1985, Partner

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This is not an official copy of this document. For an official copy, please contact Davis County Government.

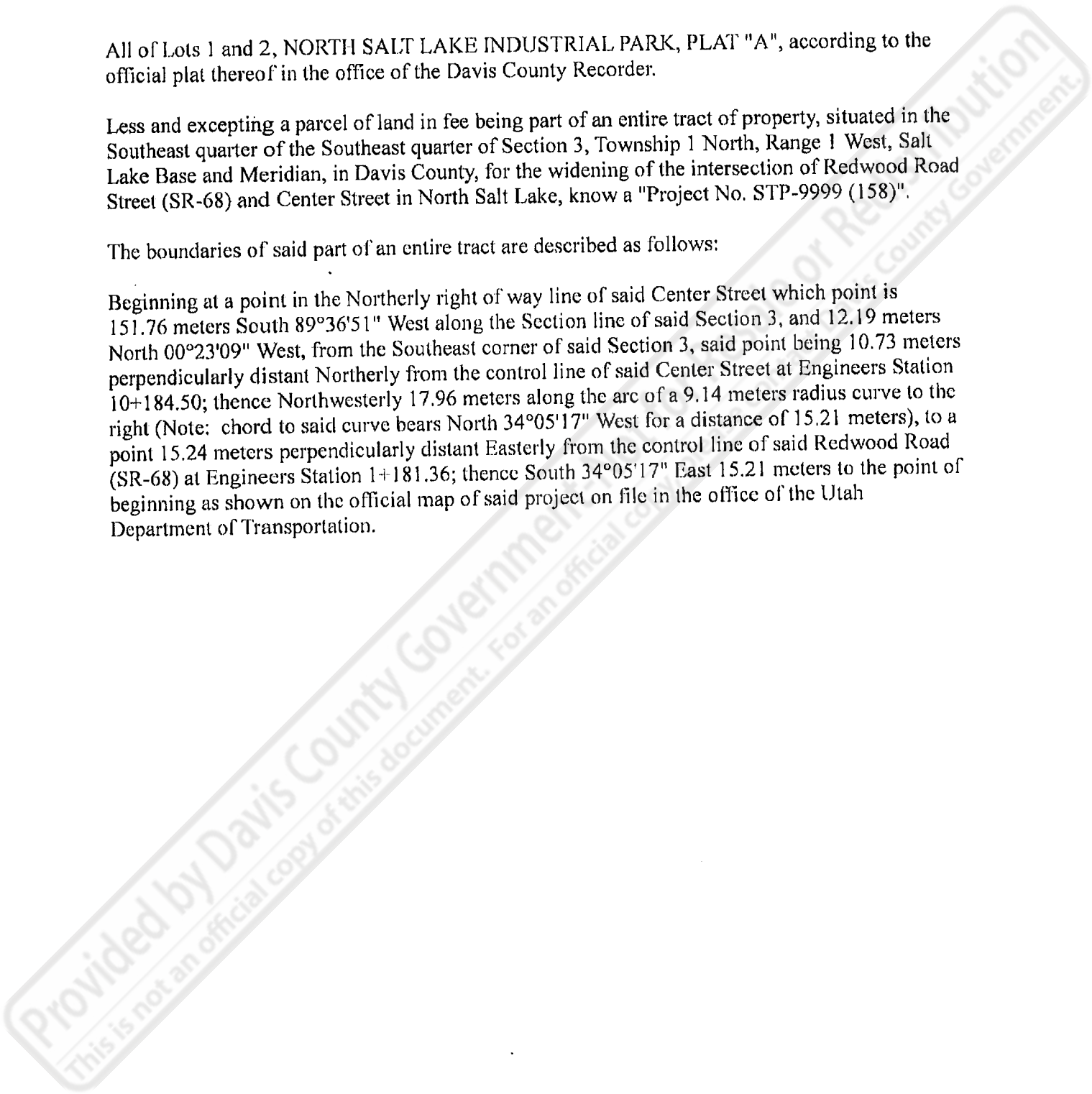
Exhibit "A"

All of Lots 1 and 2, NORTH SALT LAKE INDUSTRIAL PARK, PLAT "A", according to the official plat thereof in the office of the Davis County Recorder.

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ACKNOWLEDGMENT

State of California
County of Orange

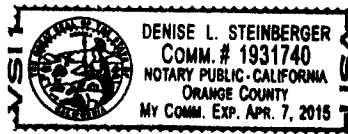
On Feb 7, 2014 before me, Denise L. Steinberger
(insert name and title of the officer)

personally appeared H. Sean Norton, Partner,
who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official.

Signature Denise L. Steinberger



(Notary Seal)

*****OPTIONAL INFORMATION*****

The information below this line is not required by law

Title of Document Spec. Warranty Deed

Date of Document _____ Number of Pages _____

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State of California
County of Orange

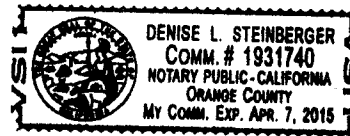
On Feb 7, 2014 before me, Denise L. Steinberger
(insert name and title of the officer)

personally appeared M. Darrin Norton, Partner,
who 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 by 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.

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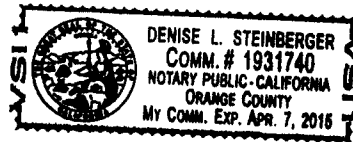
On Feb 7, 2014 before me, Denise L. Steinberger
(insert name and title of the officer)

personally appeared Merlin J. Morton, Partner,
who 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 by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the
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