When Recorded, Mail to:

Ace Industrial Holdings, LLC
Attn: Dylan Olsen
595 South Riverwoods Parkway, Suite 400
Logan, Utah 84321

APN: 07-35-401-001-0000
41406-18-00502

_____

(space above for Recorder's use only)

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, ACE YEAGER HOLDINGS, LLC, a Utah limited liability company ("*Grantor*"), hereby conveys and warrants against only those claiming by, through or under it (and no others), to ACE INDUSTRIAL HOLDINGS, LLC, a Utah limited liability company, whose address is 595 South Riverwoods Parkway, Suite 400, Logan, Utah 84321 ("*Grantee*"), all right, title and interest in and to the real property located in Salt Lake County, Utah, and described as follows:
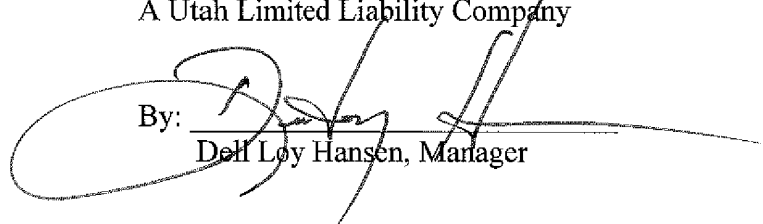
See Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this ___27th___ day of July, 2018.

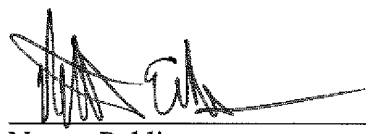ACE YEAGER HOLDINGS, LLC
A Utah Limited Liability Company

By: _____
Dell Loy Hansen, Manager

STATE OF UTAH   )
                                          ss:
COUNTY OF CACHE   )

Acknowledged before me this 27th day of July, 2018, by Dell Loy Hansen, the Manager of ACE YEAGER HOLDINGS, LLC, a Utah limited liability company.

_____
Notary Public

EXHIBIT A

That certain real property located in Salt Lake County, Utah, specifically described as follows:

LOT 10, BONNEVILLE CENTER PLAT D, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.