

Mail Recorded Deed and Tax Notice To:  
STASTA, LLC  
6914 South 3000 East, Suite 101  
Salt Lake City, UT 84121

13372854  
8/25/2020 4:07:00 PM \$40.00  
Book - 11005 Pg - 8663-8667  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.



**COTTONWOOD  
TITLE**

File No.: 128201-CAB

---

## **SPECIAL WARRANTY DEED**

CEJ Real Estate, LLC, a Utah limited liability company, as to an undivided 24% interest and STASTA, LLC, as to an undivided 76% interest, as to TRACTS 1, 2 and 3

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

CEJ Real Estate, LLC, a Utah limited liability company, as to an undivided 24% interest and STASTA, LLC, a Utah limited liability company, as to an undivided 76% interest

**GRANTEE(S)** of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 33-22-326-002, 33-22-451-002, 33-22-401-014, 33-22-401-013, (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 20th day of August, 2020.

CEJ REAL ESTATE LLC,  
a Utah limited liability company

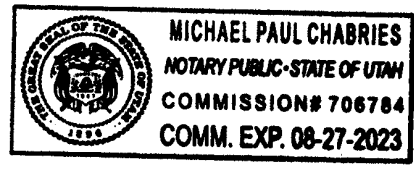
By: Thomas Jepperson  
Name: Thomas Jepperson  
Title: Manager

STATE OF UTAH )  
COUNTY OF San Juan ) : ss.

The foregoing instrument was acknowledged before me this 14th day of August, 2020,  
by Thomas Jepperson, who is the Manager of CEJ REAL ESTATE LLC, a Utah limited liability company.

Michael Paul Chabries  
NOTARY PUBLIC  
Residing at 1005 County, Utah

My Commission Expires:  
8-27-2023



DATED effective as of the date first above written.

BORROWER:

STASTA, LLC,  
a Utah limited liability company

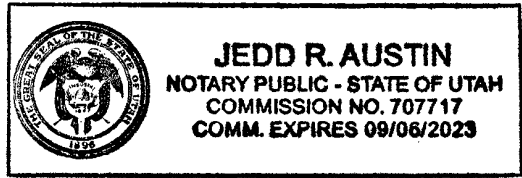
By: [Signature]  
Name: Michael C. Stangl  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) ss.

The foregoing instrument was acknowledged before me this 24 day of August, 2020,  
by Michael C. Stangl, who is the Manager of STASTA, LLC, a Utah limited liability company.

[Signature]  
NOTARY PUBLIC  
Residing at Salt Lake County, Utah

My Commission Expires:  
9-6-23



**EXHIBIT A**  
**Legal Description**

**TRACT 1:**

An entire tract of land described as "Lots 101-104" in that Corrective Special Warranty Deed recorded June 12, 2020 as Entry No. 13296989 in Book 10960, at Page 3104 in the Office of the Salt Lake County Recorder. Said entire tract is located the in the South Half of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at the southernmost point of Bringhurst Area Road Dedication recorded February 14, 2020 as Entry No. 13194533 in Book 2020P at Page 30 in the Office of said Recorder being North 2,724.76 feet along the section line and East 90.66 feet from the South Quarter Corner of said Section 22; and running thence along an easterly boundary line of said road dedication the following six (6) courses: 1) Northwesterly 87.95 feet along the arc of a 445.00 foot radius non-tangent curve to the right (center bears North 78°40'33" East and the chord bears North 05°39'43" West 87.81 feet with a central angle of 11°19'27"); 2) North 67.80 feet; 3) Northwesterly 72.98 feet along the arc of a 525.00 foot radius curve to the left (center bears West and the chord bears North 03°58'56" West 72.92 feet with a central angle of 07°57'52"); 4) Northeasterly 11.64 feet along the arc of a 20.00 foot radius non-tangent curve to the right (center bears North 82°02'08" East and the chord bears North 08°42'44" East 11.48 feet with a central angle of 33°21'12"); 5) Northeasterly 29.92 feet along the arc of a 91.50 foot radius compound curve to the right (center bears South 64°36'40" East and the chord bears North 34°45'23" East 29.79 feet with a central angle of 18°44'05"); 6) Northeasterly 9.24 feet along the arc of a 20.00 foot radius non-tangent curve to the right (center bears South 45°52'34" East and the chord bears North 57°21'46" East 9.16 feet with a central angle of 26°28'41") to the southwest corner of Bringhurst Station Phase 1 Plat 1 recorded April 15, 2020 as Entry No. 13243894 in Book 2020P at Page 81; thence along the southerly right-of-way line of Mortimer Way described in said Bringhurst Station Phase 1 Plat 1 and Bringhurst Station Phase 1 Plat 3 recorded April 15, 2020 as Entry No. 13243910 in Book 2020P at Page 82 in the Office of said Recorder the following four (4) courses: 1) North 70°36'07" East 162.95 feet; 2) Northeasterly 46.97 feet along the arc of a 117.00 foot radius curve to the right (center bears South 19°23'53" East and the chord bears North 82°06'06" East 46.65 feet with a central angle of 22°59'59"); 3) South 86°23'54" East 21.70 feet; 4) Easterly 84.97 feet along the arc of a 183.00 feet radius curve to the left (center bears North 03°36'06" East and the chord bears North 80°18'01" East 84.21 feet with a central angle of 26°36'11") to a westerly point of Bringhurst Station Phase 1 Plat 5 recorded June 10, 2020 as Entry No. 13295009 in Book 2020P at Page 144 in the Office of said Recorder; thence along said subdivision, Bringhurst Station Phase 1 Plat 6 recorded June 10, 2020 as Entry No. 13295010 in Book 2020P at Page 145, and Bringhurst Phase 1 Plat 2 recorded June 10, 2020 as Entry No. 13295008 in Book 2020P at Page 143 in the Office of said Recorder the following six (6) courses: 1) Southeasterly 109.97 feet along the arc of a 263.64 foot radius non-tangent curve to the right (center bears South 09°07'39" West and the chord bears South 68°47'08" East 109.17 feet with a central angle of 23°53'55"); 2) South 21°46'57" East 1,055.76 feet; 3) South 19°19'20" East 215.18 feet; 4) South 36°19'38" West 148.61 feet; 5) North 89°14'00" West 60.27 feet; 6) South 58°24'06" West 101.09 feet to a point on the easterly boundary line of Rocky Mountain Power Property, recorded in that Special Warranty Deed on October 26, 2016 as Entry No. 12398125 in Book 10492 at Page 3531 and corrected by Affidavit recorded May 2, 2019 as Entry No. 12980114 in Book 10776 at Page 4999 in the Office of said Recorder; thence North 31°35'54" West 1,236.05 feet along said boundary line and the easterly boundary line of Utah Power & Light Company Property, recorded in that certain Deed recorded December 9, 1963 as Entry No. 1964616 in Book 2131 at page 101 in the Office of said Recorder to the point of beginning.

**TRACT 2:**

An entire tract of land described as "Lots 105-107" in that Corrective Special Warranty Deed recorded June 12, 2020 as Entry No. 13296989 in Book 10960, at Page 3104 in the Office of the Salt Lake County Recorder. Said entire tract is located the in the South Half of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at point on the Easterly Right-of-Way Line of Camp Williams Road (SR-068) as shown on the right of way plans for Project S-0136(4) and dated May 15, 1968, on file in the office of the Utah Department of Transportation, said point also being North 1,529.03 feet along the section line and East 109.54 feet from the South Quarter Corner of said Section 22; and running thence along the easterly right-of-way line of said Camp Williams Road the following four (4) courses: 1) North 19°23'53" West 329.80 feet; 2) North 1.40 feet; 3) North 19°24'06" West 6.69 feet; 4) North 22°14'09" West 384.58 feet; thence North 70°36'07" East 298.78 feet to a point on the westerly boundary line of Utah Power & Light Company Property, recorded in that certain Deed recorded December 9, 1963 as Entry No. 1964616 in Book 2131 at page 101 in the Office of said Recorder; thence South 31°35'54" East 638.26 feet along said westerly boundary line and the westerly boundary line of Rocky Mountain Power Property, recorded in that Special Warranty Deed on October 26, 2016 as Entry No. 12398125 in Book 10492 at Page 3531 and corrected by Affidavit recorded May 2, 2019 as Entry No. 12980114 in Book 10776 at Page 4999 in the Office of said Recorder to a northerly point of Bringhurst Area Road Dedication recorded February 14, 2020 as Entry No. 13194533 in Book 2020P, at Page 30 in the Office of said Recorder; thence along said road dedication the following three (3) courses: 1) Southeasterly 70.94 feet along the arc of a 473.26 foot radius non-tangent curve to the left (center bears North 84°58'29" East and the chord bears South 09°19'11" East 70.88 feet with a central angle of 08°35'19"); 2) Southwesterly 43.99 feet along the arc of a 30.00 foot radius reverse curve to the right (center bears South 76°23'10" West and the chord bears South 28°23'35" West 40.15 feet with a central angle of 84°00'50"); 3) South 70°24'00" West 372.95 feet to the point of beginning.

### **TRACT 3:**

An entire tract of land described as "Lots 108-109" in that Corrective Special Warranty Deed recorded June 12, 2020 as Entry No. 13296989 in Book 10960, at Page 3104 in the Office of the Salt Lake County Recorder. Said entire tract is located the in the South Half of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at point on the Easterly Right-of-Way Line of Camp Williams Road (SR-068) as shown on the right of way plans for Project S-0136(4) and dated May 15, 1968, on file in the office of the Utah Department of Transportation, said point also being North 962.46 feet along the section line and East 309.04 feet from the South Quarter Corner of said Section 22; and running thence along said easterly right-of-way line of Camp Williams Road the following five (5) courses: 1) North 19°23'53" West 23.00 feet; 2) North 20°38'37" East 77.72 feet; 3) North 19°23'48" West 50.00 feet; 4) North 78°00'57" West 58.57 feet; 5) North 19°23'53" West 357.67 feet to the southwesterly corner of Bringhurst Area Road Dedication recorded February 14, 2020 as Entry No. 13194533 in Book 2020P at Page 30 in the Office of said Recorder; thence along said road dedication the following eight (8) courses: 1) North 70°24'00" East 268.57 feet; 2) Southeasterly 16.43 feet along the arc of a 28.00 foot radius non-tangent curve to the right (center bears South 36°47'15" West and the chord bears South 36°24'22" East 16.19 feet with a central angle of 33°36'45"); 3) North 70°24'00" East 35.00 feet; 4) Northwesterly 16.43 feet along the arc of a 28.00 foot radius non-tangent curve to the right (center bears North 70°24'00" East and the chord bears North 02°47'38" West 16.19 feet with a central angle of 33°36'45"); 5) North 70°24'00" East 65.22 feet; 6) Southeasterly 41.88 feet along the arc of a 30.00 foot radius curve to the right (center bears South 19°36'00" East and the chord bears South 69°36'26" East 38.56 feet with a central angle of 79°59'08"); 7) Southeasterly 197.92 feet along the arc of a 473.26 foot radius reverse curve to the left (center bears North 60°23'08" East and the chord bears South 41°35'42" East 196.48 feet with a central angle of 23°57'40"); 8) South 53°35'36" East 41.66 feet; thence South 31°35'54" East 107.04 feet; thence South 89°34'05" East 31.21 feet; thence South 37°11'42" West 138.60 feet; thence South 76°33'20" West 128.33 feet; thence North 06°48'00" West 142.95 feet; thence North 89°34'05" West 131.00 feet; thence South 06°48'00" East 347.77 feet; thence North 89°34'05" West 155.37 feet to the point of beginning.

(For informational purposes: TRACTS 1, 2 and 3 being the proposed "Bringhurst Station Industrial Park")