

Mail Recorded Deed and Tax Notice To:  
Mountain Point Business Center, LLC, a Utah limited liability company  
978 E Woodoak Lane  
Salt Lake City, UT 84117

13706480  
7/1/2021 2:02:00 PM \$40.00  
Book - 11200 Pg - 3866-3868  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.



File No.: 144840-TOF

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## SPECIAL WARRANTY DEED

Mountain Point Business Center, LLC, a Utah limited liability company

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

Mountain Point Business Center 1, LLC, a Utah limited liability company

**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.:** 33-11-255-001 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 24th day of June, 2021.

Mountain Point Business Center, LLC,  
a Utah limited liability company

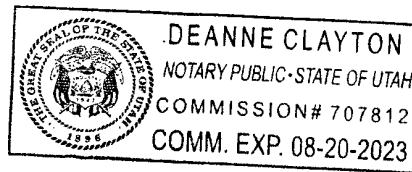
By: James G Seaberg  
James G Seaberg  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 24th day of June, 2021, before me, personally appeared James G Seaberg, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Mountain Point Business Center, LLC, a Utah limited liability company.

Deanne Clayton  
Notary Public



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

Lot 101, MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 1, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on March 23, 2021 as Entry No. 13607160 in Book 2021P at Page 73.

Tax Id No.: 33-11-255-001