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11/16/2021 11:42:00 AM \$40.00
Book - 11269 Pg - 6530-6531
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

When recorded, return to:

Dannon Way Industrial Subdivision, LLC
Attention: Thomas D. Stuart
259 S. Riverbend Way, Suite 102
North Salt Lake, Utah 84121

Parcel ID: 26-02-351-014

148752-SVP

SPECIAL WARRANTY DEED

Dannon Way Industrial Subdivision, LLC, a Utah limited liability company, Grantor, hereby conveys and warrants against all who legally claim by, through or under grantor, to STS Properties, LLC, a Utah limited liability company, as to an undivided 44.1505164% tenant-in-common interest, DW Partners Dannon 1, LLC, a Utah limited liability company, as to an undivided 2.8932093% tenant-in-common interest, Tom Stuart Construction, Inc., a Utah corporation, as to an undivided 11.0875864% tenant-in-common interest, and Dannon Way Industrial Subdivision, LLC, a Utah limited liability company, as to an undivided 41.8686879% tenant-in-common interest, collectively, Grantees, whose current address is 259 S. Riverbend Way, Suite 102, North Salt Lake, Utah 84121, for good and valuable consideration, to the following parcel of real property situated in Salt Lake County, State of Utah, to wit:

Lot 1B, DANNON WAY INDUSTRIAL PARK AMENDED, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on December 21, 2020 as Entry No. 13506330 in Book 2020P at Page 303.

Situate in the County of Salt Lake, State of Utah.

TAX ID NUMBER FOR PROPERTY: 26-02-351-014

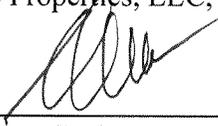
Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

[Signature Page Follows]

WITNESS the hand of said Grantor this 15 day of November 2021.

DANNON WAY INDUSTRIAL SUBDIVISION,
LLC

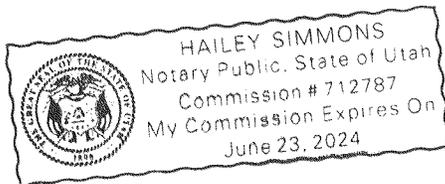
By: STS Properties, LLC, its Manager

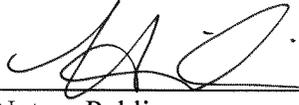
By: 

Thomas D. Stuart, Manager

STATE OF UTAH }
 }ss.
COUNTY OF DAVIS }

On this 15 day of November, 2021, personally appeared before me Thomas D. Stuart, the signer of the foregoing instrument, who known to me (or proved on the basis of sufficient identification), acknowledged to me that he executed the same.





Notary Public
My Commission Expires: June 23, 2024