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3/14/2019 10:05:00 AM \$18.00
Book - 10760 Pg - 3921-3925
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

When Recorded Return To:

Andrea B. Connors
c/o Land Services USA, Inc.
602 E. Baltimore Pike Suite 100
Media, PA 19063

Tax Parcel Number: 15-07-126-002-0000

LJU UTFA 18-7191

SPECIAL WARRANTY DEED

For Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ANSON LOGISTICS ASSETS LLC, a Delaware limited liability company, with an address of c/o Corporation Service Company, 251 Little Falls Drive, Wilmington, Delaware 19808 ("Grantor") hereby conveys and warrants against all claiming by, through or under Grantor only, to SHEARES LOGISTICS ASSETS LLC, a Delaware limited liability company, with an address of c/o Corporation Service Company, 251 Little Falls Drive, Wilmington, Delaware 19808 ("Grantee"), the following described tracts of land ("Land") in Salt Lake County, State of Utah:

FIRST AMERICAN TITLE
#NCS-940049-06

SEE EXHIBIT A

TOGETHER WITH all rights, privileges, easements, benefits, covenants, conditions and servitudes appurtenant to or otherwise benefiting the Land, including without limitation, all minerals, oil, gas and other hydrocarbon substances on and under the Land, to the extent such rights, privileges and easements are owned by Grantor, as well as all development rights, air rights, water, water rights and water stock relating to the Land and any other easements, rights of way or appurtenances owned by Grantor and used in connection with the beneficial operation, use and enjoyment of the Land, the improvements on the Land, the intangible property associated therewith or any other appurtenance, together with all rights of Grantor in and to streets, sidewalks, alleys, driveways, parking areas and areas adjacent thereto or used in connection therewith, and all rights of Grantor in any land lying in the bed of any existing proposed street adjacent to the Land.

SUBJECT TO: (i) the lien for general taxes and assessments not yet due and payable; (ii) all easements, claims of easements, building lines, rights-of-way, and other interests, encumbrances, restrictions, matters or conditions of record set forth on EXHIBIT B attached hereto and made a part hereof (the "Permitted Exceptions").


The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all other covenants arising or to arise by statute or otherwise, express or implied.

4475 West 700 South, Salt Lake City, UT

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 27th
day of February, 2019.

GRANTOR:

ANSON LOGISTICS ASSETS LLC,
a Delaware limited liability company

By: 
Name: Sara Queen
Title: Vice President

{Signature Page - Deed - L126}

STATE OF NEW YORK)
)ss.:
COUNTY OF New York)

On this the 4th day of March, 2019, before me, the undersigned officer, personally appeared Sara Queen who acknowledged herself to be the Vice President of ANSON LOGISTICS ASSETS LLC, a Delaware limited liability company, that she, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Khairool Hussain

Notary Public

My commission expires:

Khairool Hussain
Notary Public, State of New York
No. 01HU5067381
Qualified in Queens County;
Certificate on file in New York County
Commission Expires Oct. 15, 2022

[Signature Page – Deed – L126]

EXHIBIT A

Legal Description of Property Owned by Anson Logistics Assets LLC

Lot 2, PACIFIC LANDING III, according to the official plat thereof, filed in Book "2008P" of Plats, at Page 58 of the Official Records of the Salt Lake County Recorder; and

FOR REFERENCE PURPOSES ONLY: Tax Parcel No. 15-07-126-002

EXHIBIT B
PERMITTED EXCEPTIONS

4475 West 700 South, Salt Lake City, UT

1. Taxes for the year 2019 accruing as a lien, not yet due or payable.
Tax ID No. 15-07-126-002-0000
2. An Ordinance Adopting the City-Wide Transportation Master Plat of 1985, and recorded July 17, 1996 as Entry No. 6408191 in Book 7445 at Page 1854 of Official Records.
3. Avigation Easement to Salt Lake City Corporation for a perpetual and assignable easement for the free and unrestricted passage of aircraft of any and all kinds now or hereafter developed for the purpose of transporting person or property through the air, in through, across and about the airspace over the real property described in Schedule A hereof, recorded January 22, 2008 as Entry No. 10327127 in Book 9560 at Page 6614 of Official Records.
4. Easements for public utilities and incidental purposes over said land, and all Notes and restrictions terms and conditions, as shown on the subdivision plat for "Pacific Landing III", recorded February 20, 2008 as Entry No. 10378428 of Official Records.

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