

12475245
2/13/2017 1:54:00 PM \$30.00
Book - 10529 Pg - 1803-1811
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 9 P.

WHEN RECORDED, MAIL TO:

AdComp LLC
Attn: Randall Philpot
2575 South 3270 West
Salt Lake City, UT 84119

Tax Parcel No. 15-18-401-005-0000

NCS-825064-AI

(Above Space for Recorder's Use)

SPECIAL WARRANTY DEED

JOANNE CROOK, as to a one-sixth (1/6) undivided fractional interest; DONNA SMYLIE, as to a one-sixth (1/6) undivided fractional interest; JL RADMAN, LLC, a Utah limited liability company, as to a one-sixth (1/6) undivided fractional interest; BB CLARKE, LLC, a Utah limited liability company, as to a one-sixth (1/6) undivided fractional interest; P RADMAN, LLC, a Utah limited liability company, as to a one-sixth (1/6) undivided fractional interest; and MD RADMAN, LLC, a Utah limited liability company, as to a one-sixth (1/6) undivided fractional interest (collectively, the "Grantor"), hereby convey and warrant to ADCOMP LLC, a Utah limited liability company, whose address is 2575 South 3270 West, Salt Lake City, Utah 84119, for the sum of (\$10.00) TEN Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah (the "Property"), to-wit:

See Exhibit A attached hereto and incorporated by reference herein

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said land.

SUBJECT TO all taxes and other assessments not yet payable, zoning and other governmental restrictions, exceptions to title set forth on Exhibit B, all matters which are of record, and all other matters that could be disclosed by a visual inspection or ALTA survey of the Property.

Grantor warrants title to the Property against the acts of Grantor and no other, subject to the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of the 13th day of June, 2017.

[Signature and Acknowledgement Follow]

4840-0452-2304

Ent 12475245 BK 10529 PG 1803

[Signature Page to Special Warranty Deed]

JOANNE CROOK

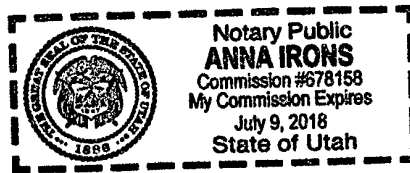
Joanne Crook

STATE OF Utah)
 :SS
COUNTY OF Salt Lake

On this 9th day of February, 2017, personally appeared before me Joanne Crook, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same.

WITNESS my hand and official seal.

Anna Irons
Notary Public



[Signature Page to Special Warranty Deed]

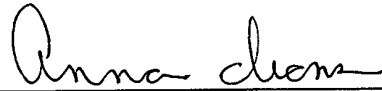
DONNA SMYLIE

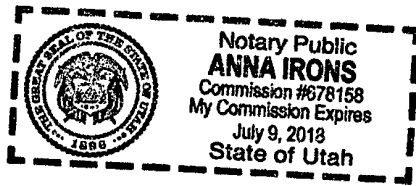


STATE OF Utah)
COUNTY OF Salt Lake)^{SS}

On this 9th day of February, 2017, personally appeared before me Donna Smylie, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same.

WITNESS my hand and official seal.



Notary Public

[Signature Page to Special Warranty Deed]

BB CLARKE, LLC,
a Utah limited liability company

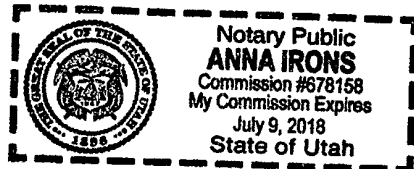
Bronte Lynn Clarke
By: Bronte Lynn Clarke
Its: Manager

STATE OF Utah)
 :SS
COUNTY OF Salt Lake)

On this 9th day of February, 2017, personally appeared before me
Bronte Lynn Clarke, known or satisfactorily proved to me
to be the Manager of BB CLAKRE, LLC, a Utah limited liability company,
who acknowledged to me that he/she signed the foregoing instrument in such capacity for said
company.

WITNESS my hand and official seal.

Anna Irons
Notary Public



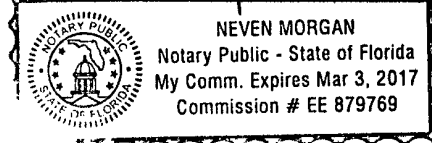
[Signature Page to Special Warranty Deed]

P RADMAN, LLC,
a Utah limited liability company



By: Peter Radman

Its: Manager



STATE OF Florida)
 :SS
COUNTY OF Hillsborough

On this 6th day of Feb, 2017, personally appeared before me
Peter Radman, known or satisfactorily proved to me
to be the Manager of P RADMAN, LLC, a Utah limited liability company,
who acknowledged to me that he/she signed the foregoing instrument in such capacity for said
company.

WITNESS my hand and official seal.



Notary Public

[Signature Page to Special Warranty Deed]

MD RADMAN, LLC,
a Utah limited liability company



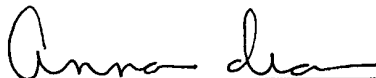
By: MARTIN D RADMAN

Its: MEMBER

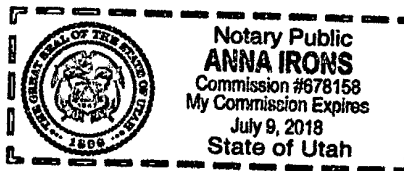
STATE OF Utah)
 :SS
COUNTY OF Salt Lake

On this 9th day of February, 2017, personally appeared before me Martin D. Radman, known or satisfactorily proved to me to be the Member/Manager of MD RADMAN, LLC, a Utah limited liability company, who acknowledged to me that he/she signed the foregoing instrument in such capacity for said company.

WITNESS my hand and official seal.



Notary Public



[Signature Page to Special Warranty Deed]

JL RADMAN, LLC,
a Utah limited liability company



By: JORDAN RADMAN
Its: MANAGER

STATE OF Utah)
 :SS
COUNTY OF Salt Lake)

On this 9th day of February, 2017, personally appeared before me
Jordan Radman, known or satisfactorily proved to me
to be the Manager of JL RADMAN, LLC, a Utah limited liability company,
who acknowledged to me that he/she signed the foregoing instrument in such capacity for said
company.

WITNESS my hand and official seal.



Notary Public

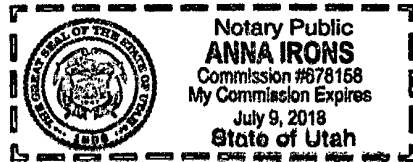


EXHIBIT A

(Property Legal Description)

A parcel of land being that part of Lot No. 6 of the Centennial Industrial Park, Phase IV, located in Section 18, Township 1 South, Range 1 West Salt Lake Base and Meridian, in Salt Lake City, Salt Lake County, Recorded as Entry No. 3291285, in the office of the Clerk and Recorder of said County, more particularly described as follows:

Beginning at the Southwest corner of said Lot 6; and running thence North 00°07'23" West a distance of 1044.56 feet along the Westerly boundary of said Lot 6; thence North 89°52'37" East a distance of 370.00 feet; thence South 00°07'23" East a distance of 957.31 feet along the Easterly boundary of said Lot 6 to a point of curve; thence Southwesterly 41.89 feet on the arc of a curve to the right with a radius of 30.00 feet, a central angle of 80°00'00" and a chord which bears South 39°52'37" West a distance of 38.57 feet to a point of tangency; thence South 79°52'37" West a distance of 244.74 feet along the Southerly boundary of said Lot 6 to a point of curve; thence Southwesterly 105.31 feet on the arc of a curve to the right with a radius of 1820.00 feet, a central angle 3°18'56" and a chord which bears South 81°32'05" West a distance of 105.31 feet to the point of beginning.

Excepting therefrom all oil, gas and minerals and any rights appurtenant thereto.

EXHIBIT "B"

1. 2017 taxes are now a lien not yet due. 2016 general property taxes were paid in the amount of \$109,765.73. Tax Parcel No. 15-18-401-005-0000. (None now due or payable)
2. Any charge upon the land by reason of its inclusion in Salt Lake City. (None now due or payable).
3. Easements, notes and restrictions as shown on subdivision plat recorded June 08, 1979 as Entry No. 3291285 in Book 79-6 of Plats at Page 216.
4. Excepting therefrom the minerals and mineral rights reserved by Union Pacific Land Resources Corporation, a corporation of the State of Nebraska, its successors and assigns in that certain Quit Claim Deed, dated April 01, 1982 recorded July 19, 1982 as Entry No. 3694486 in Book 5396 at Page 383 of Official Records.
5. Excepting and Reserving unto, Upland Industrial Development Company, a Nebraska corporation, its successors and assigns, a perpetual easement as disclosed by Special Warranty Deed recorded May 25, 1990 as Entry No. 4921633 in Book 6223 at Page 2894 of Official Records.
6. Covenants, conditions and restrictions as disclosed by in that certain Special Warranty Deed, dated August 02, 1990 recorded June 14, 1991 as Entry No. 5082489 in Book 6326 at Page 2275 of Official Records.
7. Avigation Easement in favor of SALT LAKE CITY CORPORATION for the free and unrestricted passage of aircraft of any and all kinds in, through, across and about the airspace over the land recorded May 06, 1993 as Entry No. 5497946 in Book 6658 at Page 877 of Official Records.
8. An unrecorded Lease executed by Ivy Properties, LLC, as Lessor, and Nellson Nutraceutical Powder Division, Inc., a Delaware corporation, successor-in-interest to Cornerstone Nutritional Labs, L.C., a Utah limited liability company, as Lessee, as disclosed by Memorandum of Lease recorded June 18, 2003 as Entry No. 8695128 in Book 8820 at Page 6021 of Official Records.

Said above Lease was Amended by First Amendment to Lease Agreement, dated as of November 09, 2001; Second Amendment to Lease Agreement, dated as of February 07, 2003, as disclosed by Leasehold Deed of Trust, Security Agreement, Fixture Filing and Assignment of Rents, Leases and Leasehold Interests recorded June 18, 2003 as Entry No. 8695129 in Book 8820 at Page 6026 of Official Records.
9. Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records are not shown herein.
10. Excepting therefrom all oil, gas and minerals and any rights appurtenant thereto as contained in that certain Special Warranty Deed recorded December 27, 2016 as Entry No. 12442298 in Book 10515 at Page 1170 of Official Records.