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Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 5 P.

**THIS INSTRUMENT PREPARED BY
AND UPON RECORDING RETURN
TO:**

Premier Tech Inc.
1 Premier Avenue, Rivière-du-Loup,
Québec, Canada, G5R 6C1
Attn: Chief Financial Officer

NCS - 365170-NY

SPECIAL WARRANTY DEED

STATE OF UTAH

COUNTY OF SALT LAKE

THIS INDENTURE, made as of May 8, 2009, between **GRAPHIC PACKAGING INTERNATIONAL, INC.**, a Delaware corporation having its principal place of business at 814 Livingston Court, Marietta, Georgia 30067, as successor by merger to Bluegrass SLC Corp., a Delaware corporation (herein called "Grantor"), and **PREMIER TECH INC.**, a Delaware corporation, whose address is 1 Premier Avenue, Rivière-du-Loup, Québec, Canada, G5R 6C1, and whose Federal Tax Identification Number is _____ (herein called "Grantee").

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration to the Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, warrant and confirm unto the Grantee, its successors and assigns, all that certain land situated in Salt Lake County, Utah, to wit:

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said

land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject, however, to those matters set forth on EXHIBIT "B" attached hereto and made a part hereof.

[Signatures Appear on Following Page.]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Roseann M. Alexander

Witness

Printed Name: Roseann M. Alexander

Alexandra O. Haden

Witness

Printed Name: Alexandra O. Haden

GRAPHIC PACKAGING INTERNATIONAL, INC.

By: David W. Scheible

Name: David W. Scheible

Title: President and CEO

Address:
814 Livingston Court
Marietta, Georgia 30067

STATE OF GEORGIA

COUNTY OF COBB

The foregoing instrument was acknowledged before me this 30 day of ~~May~~, April, 2009, by David W. Scheible the President / CEO of GRAPHIC PACKAGING INTERNATIONAL, INC., a Delaware corporation, on behalf of the Grantor. Said officer or partner is personally known to me or has produced _____ as identification.

Raymond E. Eder

Notary Public

Commission Number: _____

My Commission Expires: 16 April 2012



EXHIBIT A

REAL PROPERTY

Real property in the City of Salt Lake City, County of Salt Lake, State of Utah, described as follows:

Beginning at a point on the South line of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said point being North 89°57'27" East 980 feet from the Southwest Corner of said Section 34 running thence North 672.17 feet to the South line of North Temple Street; thence along said South line North 89°58'38" East 125.50 feet; thence South 672.12 feet to said South line of Section 34; thence South 89°57'27" West along said line 125.50 feet to the point of beginning.

Said land is described according to an ALTA/ACSM Land Title Survey entitled "Graphic Packaging Salt Lake City Project B&C Project No. 200901295, 001 Salt Lake City 1881 West North Temple, Salt Lake City, UT", dated October 22, 2008, revised October 30, 2008, and last revised May 7, 2009, prepared by Dave Peterson, a land surveyor registered in the State of Utah, Registration No. 295720.

APN: 08-34-353-005-0000

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. Real Estate Ad valorem Taxes for the year 2009 and subsequent years, not yet due and payable.
2. All other matters of record recorded or filed in the applicable records of Salt Lake County, Utah with respect to the real property conveyed hereby.