

WHEN RECORDED RETURN TO:

Ian S. Davis  
Dentons Durham Jones Pinegar  
111 South Main Street, Ste 2400  
Salt Lake City, UT 84111

SEND TAXES NOTICES TO:

SF Industrial, LLC  
A Utah limited liability company  
100 West Canyon Crest Road, Ste 204  
Alpine, Utah 84004

Tax Parcel ID Nos: 24:043:0011 and 24:043:0029

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **5 Mile Holdings, LLC; Hoodoo Development, LLC, Munday, LLC, Land Entitlement and Acquisition Partners, LLC, and Hildyard Holdings, LLC**, all as tenants-in-common as to Parcel #1, and **Munday, LLC**, as to Parcel #2 (collectively "**Grantor**"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, convey and warrant against all claiming by, through or under Grantor, to **SF Industrial, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 100 West Canyon Crest Road, Ste 204, Alpine, Utah 84004, the following described real property that is located in Utah County, Utah:

See Exhibit "A" attached hereto

Together with all improvements and appurtenances thereunto belonging.

Title to such property is conveyed subject to all unpaid taxes for the current year and all recorded assessments, easements, declarations, covenants, restrictions and other matters of record.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of  
*April 1*, 2022.

**GRANTOR:**

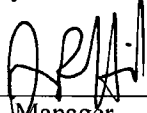
**5 Mile Holdings LLC**

By:   
\_\_\_\_\_  
Manager

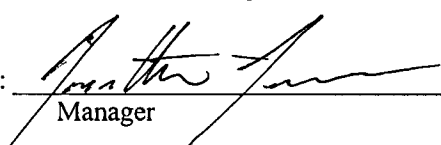
**Hoodoo Development, LLC**

By:   
\_\_\_\_\_  
Manager

**Munday LLC**

By:   
\_\_\_\_\_  
Manager

**Land Entitlement and Acquisition Partners, LLC**

By:   
\_\_\_\_\_  
Manager

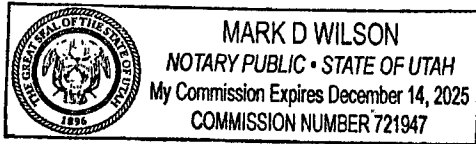
Hildyard Holdings LLC

By: [Signature]  
Manager

\*\*\*\*\*

STATE OF UTAH )  
 :SS  
COUNTY OF Utah )

The foregoing Special Warranty Deed was acknowledged before me this 18<sup>th</sup> day of April, 2022, by NATE HOUSTON, as Manager of 5 Mile Holdings LLC.

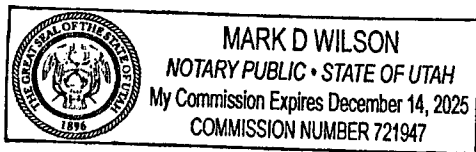


[Signature]  
NOTARY PUBLIC  
My Commission Expires: 12/14/2025

\*\*\*\*\*

STATE OF UTAH )  
 :SS  
COUNTY OF Utah )

The foregoing Special Warranty Deed was acknowledged before me this 18<sup>th</sup> day of April, 2022, by NATE HOUSTON, as Manager of Hoodoo Development, LLC.

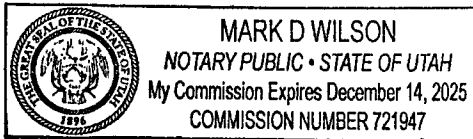


[Signature]  
NOTARY PUBLIC  
My Commission Expires: 12/14/2025

\*\*\*\*\*

STATE OF UTAH )  
 :SS  
COUNTY OF UTAH )

The foregoing Special Warranty Deed was acknowledged before me this 1<sup>st</sup> day of APRIL, 2022, by JARED HUIST, as Manager of Munday LLC.

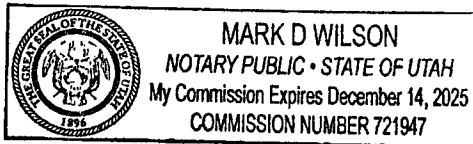


Mark D Wilson  
NOTARY PUBLIC  
My Commission Expires: 12/14/2025

\*\*\*\*\*

STATE OF UTAH )  
 :SS  
COUNTY OF UTAH )

The foregoing Special Warranty Deed was acknowledged before me this 1<sup>st</sup> day of APRIL, 2022, by VON VEEGEN, as Manager of Land Entitlement and Acquisition Partners, LLC.

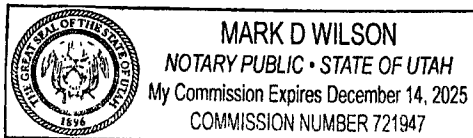


Mark D Wilson  
NOTARY PUBLIC  
My Commission Expires: 12/14/2025

\*\*\*\*\*

STATE OF UTAH )  
 :SS  
COUNTY OF UTAH )

The foregoing Special Warranty Deed was acknowledged before me this 1<sup>st</sup> day of APRIL, 2022, by JARED HUIST, as Manager of Hildyard Holdings LLC.



Mark D Wilson  
NOTARY PUBLIC  
My Commission Expires: 12/14/2025

EXHIBIT A

LAND

Parcel 1: Commencing 9.2 chains North of the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, Utah; thence North 10.61 chains; thence North 69° East 11.80 chains; thence North 78° East 5.46 chains; thence South 1/4° West 15.83 chains; thence South 89 1/2° West 16.28 chains to the place of beginning. (Tax Serial No. 24:043:0029)

TOGETHER WITH that portion acquired in that certain Boundary Line Agreement recorded June 4, 2018 as Entry No. 51913:2018 in the Utah County Recorder's office.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of 800 West Street.

Parcel 2: Commencing 5.37 chains North of the Southwest corner of Section 12, Township 8 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, Utah; thence North 3.92 chains; thence North 89 1/2° East 16.28 chains; thence South 1/4° West 4.38 chains; thence North 88° 50' West 16.26 chains to the place of beginning. (Tax Serial No. 24:043:0011)

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of 800 West Street and 5550 South Street.

WHEN RECORDED RETURN TO:

Ian S. Davis  
Dentons Durham Jones Pinegar  
111 South Main Street, Ste 2400  
Salt Lake City, UT 84111

SEND TAXES NOTICES TO:

SF Industrial, LLC  
A Utah limited liability company  
100 West Canyon Crest Road, Ste 204  
Alpine, Utah 84004

Tax Parcel ID Nos: 24:042:0001; 24:043:0012; 24:048:0009; 24:053:0005; 24:053:0007; 24:053:0030

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **AMA Management LLC**; ("Grantor"), whose address is 100 West Canyon Crest Road, #204, Alpine, Utah 84004, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, convey and warrant against all claiming by, through or under Grantor, to **SF Industrial, LLC**, a Utah limited liability company ("Grantee"), whose address is 100 West Canyon Crest Road, Ste 204, Alpine, Utah 84004, the following described real property that is located in Utah County, Utah:

See Exhibit "A" attached hereto

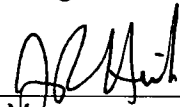
Together with all improvements and appurtenances thereunto belonging.

Title to such property is conveyed subject to all unpaid taxes for the current year and all recorded assessments, easements, declarations, covenants, restrictions and other matters of record.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of April 1, 2022.

**GRANTOR:**

**AMA Management LLC**

By:  \_\_\_\_\_  
Manager

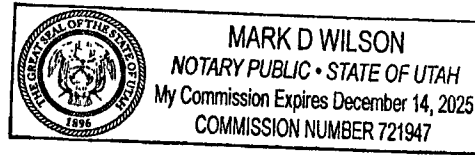
*[notary page follows]*

\*\*\*\*\*

STATE OF UTAH )  
 :SS  
COUNTY OF UTAH )

The foregoing Special Warranty Deed was acknowledged before me this 1<sup>st</sup> day of April, 2022, by JARED HUISTH, as Manager of AMA Management LLC.

Mark D Wilson  
NOTARY PUBLIC  
My Commission Expires: 12/14/2025



## EXHIBIT A

LAND

## Parcel 1:

Commencing 0.50 of a chain West of the Southeast Corner of the Southeast Quarter of Section 11, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; running thence West 3.80 chains; thence North 0.66 1/2 chains; thence West 7.50 chains; thence North 1 1/4° East 3.705 chains; thence East 11.20 chains; thence South 4.37 chains to the place of beginning. (Tax Serial No. 24:042:0001)

## Parcel 2:

Commencing at the Southwest Corner of the Southwest quarter of Section 12, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; running thence North 4.37 chains; thence South 88 7/8° East 15.76 chains; thence South 1/4° West 4.07 chains; thence West 15.74 chains to the place of beginning. (Tax Serial No. 24:043:0012)

## Parcel 4:

Commencing at the Northeast Corner of the Northeast Quarter of Section 14, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; running thence West 4.45 chains; thence South 1/2° West 5.63 chains; thence North 89 1/2° East 4.51 chains; thence North 5.60 chains to the place of beginning. (Tax Serial No. 24:053:0005)

## Parcel 6:

Commencing South 369.6 feet from the Northeast Corner of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°20' East 7.74 chains; thence South 322.73 feet; thence West 816.5 feet; thence North 01°45' West 16.85 feet; thence North 00°45' East 3.63 chains; thence North 00°30' East 1.07 chains; thence North 89°30' East 4.51 chains to point of beginning. (Tax Serial No. 24:053:0030)

WHEN RECORDED RETURN TO:

Ian S. Davis  
Dentons Durham Jones Pinegar  
111 South Main Street, Ste 2400  
Salt Lake City, UT 84111

SEND TAXES NOTICES TO:

SF Industrial, LLC  
A Utah limited liability company  
100 West Canyon Crest Road, Ste 204  
Alpine, Utah 84004

Tax Parcel ID Nos: 24:042:0001; 24:043:0012; 24:048:0009; 24:053:0005; 24:053:0007; 24:053:0030

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Munday LLC**, ("**Grantor**"), whose address is 100 W Canyon Crest Road, Alpine, Utah 84004, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, convey and warrant against all claiming by, through or under Grantor, to **SF Industrial, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 100 West Canyon Crest Rd, Ste 204, Alpine, Utah 84004, the following described real property that is located in Utah County, Utah:

See Exhibit "A" attached hereto

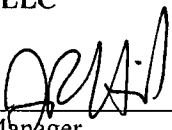
Together with all improvements and appurtenances thereunto belonging.

Title to such property is conveyed subject to all unpaid taxes for the current year and all recorded assessments, easements, declarations, covenants, restrictions and other matters of record.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of  
April 1, 2022.

**GRANTOR:**

**Munday LLC**

By:   
\_\_\_\_\_  
Manager

*[notary page follows]*



STATE OF UTAH )  
 :SS  
COUNTY OF UTAH )

The foregoing Special Warranty Deed was acknowledged before me this 1<sup>st</sup> day of APRIL, 2022, by JARED HUISEN, as Manager of Munday LLC.

Mark D. Wilson  
NOTARY PUBLIC  
My Commission Expires: 12/14/2025

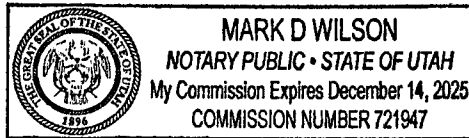


EXHIBIT A

LAND

Parcel 3:

Beginning at the Northwest Corner of the Northwest Quarter of Section 13, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence South 5.60 chains; thence South  $89\frac{1}{3}^{\circ}$  East 15.69 chains; thence North  $0^{\circ} 35'$  East 5.79 chains; thence West 15.74 chains to the place of beginning. (Tax Serial No. 24:048:0009)

Parcel 5:

Commencing 4.45 chains West from the Northeast corner of Section 14, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence West 7.35 chains; thence South 6.53 chains; thence South  $88^{\circ} 30'$  East 7.29 chains; thence North  $00^{\circ} 30'$  East 6.70 chains to the place of beginning.

Also, Commencing 4.45 chains West and 6.70 chains South  $00^{\circ}30'$  West from the Northeast corner of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South  $00^{\circ} 45'$  West 3.63 chains; thence West 7.04 chains; thence North 3.78 chains; thence South  $88^{\circ} 30'$  East 7.09 chains to the place of beginning. (Tax Serial No. 24:053:0007)

WHEN RECORDED RETURN TO:

Ian S. Davis  
Dentons Durham Jones Pinegar  
111 South Main Street, Ste 2400  
Salt Lake City, UT 84111

SEND TAXES NOTICES TO:

SF Industrial, LLC  
A Utah limited liability company  
100 West Canyon Crest Road, Ste 204  
Alpine, Utah 84004

Tax Parcel ID No: 24:042:0006

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **Hildyard Holdings LLC** ("**Grantor**"), whose address is 5275 West 10900 North, Highland, Utah 84003, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, convey and warrant against all claiming by, through or under Grantor, to **SF Industrial, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 100 West Canyon Crest Road, Ste 204, Alpine, Utah 84004 the following described real property that is located in Utah County, Utah:

See Exhibit "A" attached hereto


Together with all improvements and appurtenances thereunto belonging.

Title to such property is conveyed subject to all unpaid taxes for the current year and all recorded assessments, easements, declarations, covenants, restrictions and other matters of record.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of April 1, 2022.

**GRANTOR:**

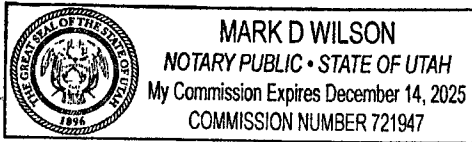
**Hildyard Holdings LLC**  
A Utah limited liability company

By:  \_\_\_\_\_  
Manager

*[notary page follows]*

STATE OF UTAH )  
 )  
 ) :ss  
COUNTY OF UTAH )

The foregoing Special Warranty Deed was acknowledged before me this 18<sup>th</sup> day of APRIL, 2022, by JARED HUISIT, as Manager of Hildyard Holdings LLC, a Utah limited liability company.



Mark D Wilson  
NOTARY PUBLIC  
My Commission Expires: 12/14/2025

**EXHIBIT A**

LAND

Commencing 4.30 chains West from the Southeast Corner of Section 11, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 66 links; thence West 7.50 chains; thence South 66 links; thence East 7.50 chains to the place of beginning. (Tax Serial No. 24:042:0006)

WHEN RECORDED RETURN TO:

Ian S. Davis  
Dentons Durham Jones Pinegar  
111 South Main Street, Ste 2400  
Salt Lake City, UT 84111

SEND TAXES NOTICES TO:

SF Industrial, LLC  
A Utah limited liability company  
100 West Canyon Crest Road, Ste 204  
Alpine, Utah 84004

Tax Parcel ID No: 24:048:0036

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that **FTJ Development, LLC**, a Utah limited liability company ("**Grantor**"), whose address is 115 Westview Dr., Orem, Utah 84058, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, convey and warrant against all claiming by, through or under Grantor, to **SF Industrial, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 100 West Canyon Crest Road, Ste 204, Alpine, Utah 84004, the following described real property that is located in Utah County, Utah:

See Exhibit "A" attached hereto

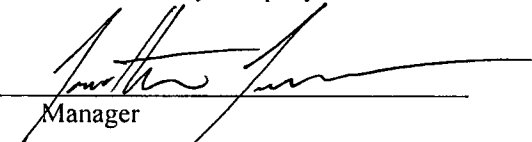
Together with all improvements and appurtenances thereunto belonging.

Title to such property is conveyed subject to all unpaid taxes for the current year and all recorded assessments, easements, declarations, covenants, restrictions and other matters of record.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of  
April 1, 2022.

**GRANTOR:**

**FTJ Development, LLC**  
A Utah limited liability company

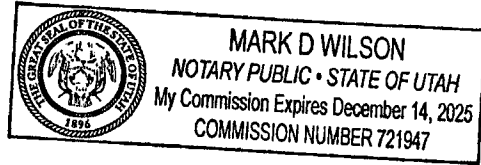
By:   
\_\_\_\_\_  
Manager

*[notary page follows]*

STATE OF UTAH )  
 )  
:SS  
COUNTY OF UTAH )

The foregoing Special Warranty Deed was acknowledged before me this 18<sup>th</sup> day of APRIL, 2022, by VON VENSEN, as Manager of FTJ Development, LLC, a Utah limited liability company.

*Mark D. Wilson*  
NOTARY PUBLIC  
My Commission Expires: 12/14/2025



**EXHIBIT A**LAND

Commencing North 1611.91 feet and East 508.18 feet from the West Quarter Corner of Section 13, Township 8 South, Range 2 East of the Salt Lake Base and Meridian; thence South 89° 30' 00" East 521.4 feet; thence South 00° 35' 00" West 418.75 feet; thence along a curve to the right (chord bears: South 31° 02' 40" West 324.56 feet, radius = 431.43 feet) arc length = 332.74 feet; thence South 53° 08' 22" West 344.95 feet; thence along a curve to the right (chord bears: South 57° 35' 42" West 82.32 feet, radius = 529.85 feet) arc length = 82.41 feet; thence North 948.68 feet to the place of beginning.



Send Tax Notices to:  
SF Industrial, LLC  
100 W. Canyon Crest Road, #204  
Alpine, UT 84004

---

---

## WARRANTY DEED

---

---

PTE-38317-P

Tax Serial No. 24:048:0007

**Jacob C. Nostrom and Jacquelyn Nostrom**

Grantor, County of Utah, State of Utah, hereby CONVEYS AND WARRANTS to

SF Industrial, LLC, a Utah limited liability company

Grantee, County of Utah, State of Utah, for the sum of


~ TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS ~

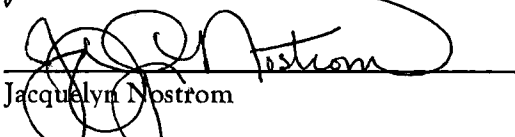
the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL PROPERTY TAXES FOR 2022 AND THEREAFTER.


Witness the hand of said grantor this April 12, 2022

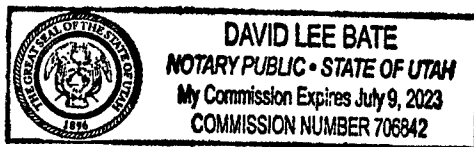
  
\_\_\_\_\_  
Jacob C. Nostrom

  
\_\_\_\_\_  
Jacquelyn Nostrom

STATE OF UTAH        )  
                                  ) §  
County of Utah        )

On this 12<sup>th</sup> of April, 2022, personally appeared before me Jacob C. Nostrom and Jacquelyn Nostrom, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to on this instrument, and acknowledged to me that they executed the same.

  
\_\_\_\_\_  
Notary Public



Pro-Title & Escrow, Inc.  
File No. 38317-P

## EXHIBIT "A"

Commencing 5.60 chains South and South 89° 20' East 7.74 chains of the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 89° 20' East 5.71 chains; thence South 35' West 4.44 chains; thence South 89° 30' East 2.224 chains; thence South 35' West 5.39 chains; thence South 89 1/2° West 7.90 chains; thence North 35' East 9.89 chains to the beginning.