

ENT55610:2022 PG 1 of 7
Andrea Allen
Utah County Recorder
2022 May 04 04:52 PM FEE 48.00 BY AR
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:

Jared Huish
100 West Canyon Crest Road, #204
Alpine, UT 84004

SEND TAX NOTICES TO:

Jared Huish
100 West Canyon Crest Road, #204
Alpine, UT 84004

File No.: 158259-DMM

SPECIAL WARRANTY DEED

In Reference to Tax ID Number(s):

24-043-0029, 24-043-0011, 24-042-0001, 24-043-0012, 24-053-0005, 24-053-0030, 24-048-0009,
24-053-0007, 24-042-0006, 24-048-0036 and 24-048-0007

WHEN RECORDED RETURN TO:

Jared Huish
100 W. Canyon Crest Road, #204
Alpine, UT 84004

SEND TAXES NOTICES TO:

Jared Huish
100 W. Canyon Crest Road, #204
Alpine, UT 84004

Tax Parcel ID Nos: 24-043-0029; 24-043-0011; 24-048-0009; 24-053-0007; 24-042-0006; 24-042-0001;
24-043-0012; 24-053-0005; 24-053-0030; 24-048-0007; 24-048-0036

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **SF Industrial, LLC**, a Utah limited liability company ("**Grantor**"), whose address is 100 West Canyon Crest Road, Ste 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, conveys and warrants against all claiming by, through or under Grantor the real property located in Utah County, Utah, described on Exhibit A, attached hereto, (the "**Property**") together with all improvements and appurtenances thereunto belonging, to the following tenants in common, (collectively referred to herein as "**Grantees**"):

- AM SF 1 LLC, a Utah limited liability company as to an undivided 6.052% tenant in common interest
- AM SF 2 LLC, a Utah limited liability company as to an undivided 6.052% tenant in common interest
- AM SF 3 LLC, a Utah limited liability company as to an undivided 6.052% tenant in common interest
- AM SF 4 LLC, a Utah limited liability company as to an undivided 6.052% tenant in common interest
- M SF 1 LLC, a Utah limited liability company as to an undivided 1.863% tenant in common interest
- M SF 2 LLC, a Utah limited liability company as to an undivided 1.863% tenant in common interest
- M SF 3 LLC, a Utah limited liability company as to an undivided 1.863% tenant in common interest
- M SF 4 LLC, a Utah limited liability company as to an undivided 1.863% tenant in common interest
- M SF 5 LLC, a Utah limited liability company as to an undivided 1.863% tenant in common interest
- M SF 6 LLC, a Utah limited liability company as to an undivided 1.863% tenant in common interest
- M SF 7 LLC, a Utah limited liability company as to an undivided 1.863% tenant in common interest
- M SF 8 LLC, a Utah limited liability company as to an undivided 1.863% tenant in common interest
- M SF 9 LLC, a Utah limited liability company as to an undivided 1.863% tenant in common interest
- M SF 10 LLC, a Utah limited liability company as to an undivided 1.863% tenant in common interest
- M SF 11 LLC, a Utah limited liability company as to an undivided 1.863% tenant in common interest
- M SF 12 LLC, a Utah limited liability company as to an undivided 1.863% tenant in common interest
- Hildyard SF LLC, a Utah limited liability company as to an undivided 0.491% tenant in common interest
- SF 5 Mile LLC, a Utah limited liability company as to an undivided 10.130% tenant in common interest
- SF Hdev LLC, a Utah limited liability company as to an undivided 2.248% tenant in common interest
- SF HDevEP LLC, a Utah limited liability company as to an undivided 1.231% tenant in common interest
- SF HDevEH LLC, a Utah limited liability company as to an undivided 1.231% tenant in common interest

- SF HDevNH LLC, a Utah limited liability company as to an undivided 1.231% tenant in common interest
- SF DOT I LLC, a Utah limited liability company as to an undivided 1.857% tenant in common interest
- SF DOT II LLC, a Utah limited liability company as to an undivided 1.527% tenant in common interest
- LUSO SF I LLC, a Utah limited liability company as to an undivided 0.563% tenant in common interest
- ACRE Spanish Fork I LLC, a Utah limited liability company as to an undivided 0.563% tenant in common interest
- TP 1 SF LLC, a Utah limited liability company as to an undivided 3.752% tenant in common interest
- TP 2 SF LLC, a Utah limited liability company as to an undivided 3.752% tenant in common interest
- TP 3 SF LLC, a Utah limited liability company as to an undivided 3.752% tenant in common interest
- RB SF LLC, a Utah limited liability company as to an undivided 2.814% tenant in common interest
- SFGeft LLC, a Utah limited liability company as to an undivided 2.814% tenant in common interest
- SF Kbauer LLC, a Utah limited liability company as to an undivided 1.407% tenant in common interest
- MBH SF LLC, a Utah limited liability company as to an undivided 0.281% tenant in common interest
- TD SF LLC, a Utah limited liability company as to an undivided 0.169% tenant in common interest
- SF FTJ82 LLC, a Utah limited liability company as to an undivided 0.375% tenant in common interest
- B7 FTJ Dev LLC, a Utah limited liability company as to an undivided 1.705% tenant in common interest
- SB FTJ Dev LLC, a Utah limited liability company as to an undivided 0.750% tenant in common interest
- FTJDevEP LLC, a Utah limited liability company as to an undivided 1.763% tenant in common interest
- FTJDevEH LLC, a Utah limited liability company as to an undivided 1.763% tenant in common interest
- FTJDevNH LLC, a Utah limited liability company as to an undivided 1.763% tenant in common interest
- LUSO SF II LLC, a Utah limited liability company as to an undivided 2.752% tenant in common interest
- ACRE Spanish Fork II LLC, a Utah limited liability company as to an undivided 2.752% tenant in common interest

Title to the 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.

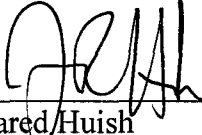
[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of April 29, 2022.

GRANTOR:

SF INDUSTRIAL, LLC
a Utah limited liability company

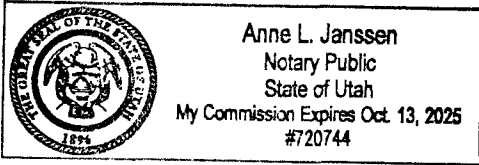
By its Manager:
Munday LLC
a Utah limited liability company

By:  _____
Name: Jared Huish
Title: Manager

[notary page follows]

STATE OF UTAH)
COUNTY OF Salt Lake :SS

The foregoing Special Warranty Deed was acknowledged before me this 29th day of April, 2022, by Jared Huish as Manager Munday LLC, which is the Manager of **SF Industrial, LLC**, a Utah limited liability company.



Anne L. Janssen
NOTARY PUBLIC
My Commission Expires:

**EXHIBIT A
PROPERTY DESCRIPTION**

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.

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.

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

PARCEL 3:

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.

PARCEL 4:

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.

PARCEL 5:

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.

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 place of beginning.

PARCEL 7:

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 1/3° East 15.69 chains; thence North 0°35' East 5.79 chains; thence West 15.74 chains to the place of beginning.

PARCEL 8:

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°30' East 7.29 chains; thence North 00°30' East 6.70 chains to the place of beginning.

ALSO:

Commencing 4.45 chains West and 6.70 chains South 00°30' West from the Northeast corner of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°45' West 3.63 chains; thence West 7.04 chains; thence North 3.78 chains; thence South 88°30' East 7.09 chains to the place of beginning.

PARCEL 9:

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.

PARCEL 10:

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.

PARCEL 11:

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 place of beginning.

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