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10/22/2013 4:51:00 PM \$12.00
Book - 10187 Pg - 491-492
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:

Sundborn LLC
978 Woodoak Ln.
Salt Lake City, UT 84117



File No. 60362-AF

WARRANTY DEED

Sundborn, LLC, a Utah limited liability company as to its undivided 85% interest

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to Sundborn, LLC as to an undivided 75.68% interest and Burbs, L.L.C., a Utah limited liability company as to an undivided 9.32% interest

GRANTEE(S) of Salt Lake City, State of Utah for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Beginning at point on the Easterly boundary of the Center Point Business Park Plat "A" P.U.D. as recorded with the office of the Salt Lake County Recorder, said point being located North 89°28'05" East 509.77 feet along the section line and North 00°13'52" East 1178.56 feet along said Easterly boundary of Center Point Business Park Plat "A" P.U.D. from the center of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Easterly boundary of said Center Point Business Park Plat "A" P.U.D. North 00°13'52" East 579.99 feet to a point on the South right-of-way line of the Denver & Rio Grande Railroad; thence along said South right-of-way line North 28°19'44" East 1764.73 feet; thence South 00°12'37" West 648.51 feet; thence South 89°53'40" West 132.43 feet; thence South 01°06'41" East 1327.29 feet; thence South 00°20'07" West 1158.33 feet; thence North 88°16'29" West 168.93 feet; thence North 00°35'10" West 967.27 feet; thence South 83°49'15" West 76.48 feet; thence South 77°35'41" West 45.39 feet; thence North 02°18'03" West 13.48 feet; thence North 40°48'59" West 35.84 feet; thence North 89°10'10" West 400.88 feet to the point of beginning.

TAX ID NUMBER 33-11-200-036 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2013 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 22nd day of October, 2013.

Sundborn, LLC


BY: 

James G. Seaberg
Manager

State of Utah

County of Salt Lake

On the 22nd day of October, 2013, personally appeared before me James G. Seaberg, who acknowledged himself/herself to be the Manager of Sundborn, LLC, ~~Carrara Properties LLC and Modena LLC, a limited liability company~~, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

