

**WHEN RECORDED RETURN TO,
AND SEND TAX NOTICES TO:**

GLH Smith, LLC
1245 East Brickyard Road, Suite 70
Salt Lake City, Utah 84106

Tax Parcel No. 24-042-0007

SPECIAL WARRANTY DEED
GLH Industrial, LLC / GLH Smith, LLC

THIS INSTRUMENT is effective as of the 21 day of September, 2022, and executed by **GLH INDUSTRIAL, LLC**, a Utah limited liability company ("**Grantor**"), whose address is 1245 East Brickyard Road, Suite 70, Salt Lake City, Utah 84106, in favor of **GLH SMITH, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 1245 East Brickyard Road, Suite 70, Salt Lake City, Utah 84106.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, but not otherwise, certain real property located in Utah County, Utah, described as follows:

A parcel of land being a part of an entire tract described in that Warranty Deed recorded August 1, 2022 as Entry No. 86071:2022 in the Office of the Utah County Recorder. Said parcel of land is located in the Southeast Quarter of Section 11, Township 8 South, Range 2 East, Salt Lake Base and Meridian and is described as follows: Beginning at an existing wire fence corner, which is 330.09 feet N. 00°25'57" W. along the Section line and 4.59 feet N. 89°38'13" W. from the Southeast Corner of said Section 11; thence N. 89°38'13" W. 749.02 feet along an existing wire fence to a metal fence corner; thence along said metal and wood fence the following five (5) courses: 1) N. 03°22'57" W. 60.29 feet; 2) N. 00°27'16" E. 335.84 feet; 3) thence N. 03°27'57" E. 88.91 feet; 4) N. 07°23'28" E. 86.04 feet; 5) N. 09°09'42" E. 258.06 feet and extension thereof to an existing wire fence; thence along said wire fence the following two (2) courses: 1) N. 74°20'34" E. 462.57 feet; 2) N. 78°07'24" E. 241.30 feet and extension thereof; thence S. 00°37'05" E. 1,004.17 feet to and along an existing wire fence to the Point of Beginning.

SUBJECT TO (i) current taxes and assessments, (ii) rights-of-way, easements, covenants, restrictions, reservations and other matters of record, (iii) facts, rights, interests or claims that could be ascertained by an inspection of such real property, and (iv) discrepancies, conflicts in boundary lines, shortages in area, encroachments or other facts that a correct survey would disclose.

ANY CLAIM for damages for the breach of any warranties arising under this instrument or applicable law shall be satisfied solely from the interest in the real property conveyed.

GRANTOR has executed this instrument in favor of Grantee on the date set forth below, to be effective as of the date first set forth above.

GRANTOR:

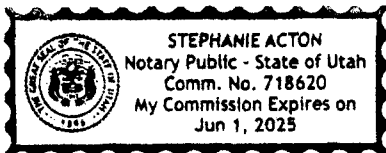
GLH INDUSTRIAL, LLC,
a Utah limited liability company,
by its Manager:

THE RITCHIE GROUP, L.C.,
a Utah limited liability company

By *Paul W. Ritchie*
Paul W. Ritchie, Manager

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 16th day of November, 2022, by Paul W. Ritchie, Manager of The Ritchie Group, L.C., Manager of GLH Industrial, LLC.



Stephanie Acton
Notary Public

My Commission Expires:
6/1/2025

Residing at: 1245 E. Brickyard Rd #70
Salt Lake City, UT 84106