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Book - 11109 Pg - 484-487
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SECURED LAND TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED MAIL THIS DEED TO:

Eversheds Sutherland (US) LLP
999 Peachtree Street, NE
Suite 2300
Atlanta, Georgia 30309
Attention: Jenny Worthy

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED
(Salt Lake County, Utah)

FOR VALUE RECEIVED, Douglas E. Bagley, an individual resident of the State of Utah (“**Grantor**”), does hereby convey and warrant against all claiming by, through or under it and none other to Grain Craft, Inc., a Georgia corporation, whose address is 201 West Main Street, Chattanooga, Tennessee 37408, (“**Grantee**”), all that certain real property situated in Salt Lake County, State of Utah, described on **Exhibit “A”** attached hereto and by this reference incorporated herein (the “**Property**”), together with all tenements, hereditaments and appurtenances thereto.

“SEE EXHIBIT A FOR LEGAL DESCRIPTIONS”

SUBJECT TO: current taxes and other current assessments not yet due and payable; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations, encumbrances, liens, obligations, liabilities or other matters of record or to which reference is made in the public record, in each case that is listed in **Exhibit “B”** attached hereto and incorporated herein by this reference; and any and all conditions, easements, encroachments, rights-of-way, or restrictions shown on that certain survey prepared by McNeil Engineering, Inc., dated as of November 6, 2019; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

Special Warranty Deed
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Exhibit A

Legal Description

Parcel 1: (15-01-376-005)

Commencing at the Northwest corner of Lot 5, Block 29, Plat "A", Salt Lake City Survey; and running thence East 10 rods; thence South 10 rods; thence West 10 rods; thence North 10 rods to the place of beginning.

Less and Excepting:

Beginning at the Northwest corner of Lot 5, Block 29, Plat "A", Salt Lake City Survey; and running thence North 89°52'20" East 165.08 (deed = East 10 Rods) along the Northerly boundary line of said Lot 5; thence South 00°09'14" West (deed = South) 72.27 feet; thence Westerly 90.46 feet along the arc of a 474.28 foot radius curve to the left (Note: Chord to said curve bears South 84°16'24" West for a distance of 90.32 feet) to a point of tangency; thence South 78°48'34" West 76.73 feet to the Westerly boundary line of said Lot 5; thence North 00°09'14" East (deed = North) 95.80 feet to the point of beginning.

(Note: Basis of bearing for the above description is North 89°57'40" East from the Salt Lake City Standard Brass Cap Monument at the intersection of 600 West Street and 500 South Street to the Salt Lake City Standard Brass Cap Monument at the intersection of 500 West Street and 500 South Street.)

Parcel 2: (15-01-376-002)

Also, Beginning at a point West 165.00 feet and South 96 feet, more or less, from the Northwest corner of Lot 6, Block 29, Plat "A", Salt Lake City Survey; said point being on the South boundary of the North railroad right-of-way; running thence South 52 feet, more or less, to a point on the North boundary of the South railroad right-of-way; thence East along the North boundary of the South railroad right-of-way 52 feet; thence North 52 feet, more or less, to the said South boundary of the North right-of-way and thence West along the South boundary of the North railroad right-of-way 52 feet to the point of beginning.

The following is shown for information purposes only: Tax ID / Parcel No. 15-01-376-005-0000; 15-01-376-002-0000;

Exhibit B

Permitted Encumbrances

1. Taxes or special assessments for the year 2021, which are not yet due and payable.
2. Terms, covenants, conditions, restrictions, easements, and obligations, if any, contained in Salt Lake City Ordinance No. 70 of 2005 (Adopting the Central Community Master Plan).
Recorded: November 22, 2005
Entry No.: 9560336
Book/Page: 9220/4101
3. Water rights, claims or title to water, whether or not the matters are shown by the public records of Salt Lake County.
4. Minerals of whatsoever kind, subsurface and surface substances, including by not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, an immunities relating thereto, whether or not appearing in the public records for Salt Lake County.
5. Reservations as contained in Warranty Deed and the terms, conditions and limitations contained therein:
Recorded: July 8, 1915
Entry No.: 344733
Book/Page: 9-K/201
6. The following matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by that certain Survey made by McNeil Engineering on January 6, 2021, designated as Job No. 19642 to wit:
 - a) Railroad Tracks, as shown on survey
 - b) Building Corners on Property line, as shown on survey
 - c) Parking area used by adjoining neighbor to the West as shown on survey
 - d) Parking area used by adjoining owner to the North as shown on survey
 - e) Fencing as shown on survey
 - f) Gas line as shown on survey
7. Lease Agreement to Use Public Property between Salt Lake City Corporation and Wadman Construction for temporary construction access.