

**WHEN RECORDED RETURN TO:**

**SOUTH JORDAN OWNER, LP  
c/o Overton Moore Properties  
19700 S. Vermont Ave., Suite 101  
Torrance, CA 90502**

**14005482 B: 11367 P: 1458 Total Pages: 3  
08/24/2022 02:41 PM By: ctafoya Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: FIRST AMERICAN - SOUTH JORDAN  
10808 S RIVER FRONT PKWY STE 1 SOUTH JORDAN, UT 840955961**

**SPECIAL WARRANTY DEED**

**FREEPORT WEST – DAYBREAK LLC**, a Nevada limited liability company, **GRANTOR**, hereby **CONVEYS AND WARRANTS** against all those claiming by, through or under Grantor to **SOUTH JORDAN OWNER, LP**, a Delaware limited partnership, **GRANTEE**, for good and valuable consideration, the following parcels of land in Salt Lake County, State of Utah more particularly described on **Exhibit A**, attached hereto and made a part hereof, together with all interests, privileges and easements appurtenant thereto and any and all improvements located thereon, including, without limitation, the building(s) and all fixtures thereon. Subject to liens, claims, reservations, easements, and rights of way of record, or as shown on the ALTA/NSPS Land Title Survey dated as of June 8, 2022 with the Project ID S22-156

WITNESS, executed by Grantor this 24 day of August 2022.


**FREEPORT WEST – DAYBREAK LLC**,  
a Nevada limited liability company

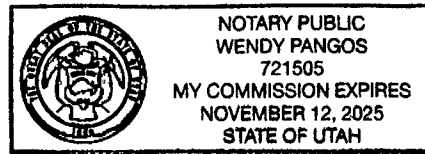
By: KWS Companies Management  
Inc., a Nevada corporation  
Its: Manager

By:   
Kern W. Schumacher, President

STATE OF Utah )  
COUNTY OF Salt Lake )

On this 24 day of August, 2022, before me, the undersigned Notary Public, personally appeared Kern W. Schumacher, the President of KWS Companies Management Inc., a Nevada corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be one of the persons whose name is subscribed to the foregoing instrument and acknowledged before me that he executed the same in his individual capacity.

  
\_\_\_\_\_  
Notary Public  
My commission expires:



## Exhibit A

### Legal Description

LOTS C-111, C-112, C-115, C-116, C-117 AND C-118, KENNECOTT DAYBREAK COMMERCE PARK PLAT 3, AMENDING LOTS B1 AND B2 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

ALSO AMENDED LOT C-113, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING NORTH 89°55'21" WEST - 2653.679 FEET BETWEEN THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 14) AND RUNNING NORTH 89°55'21" WEST ALONG THE NORTH LINE OF SAID SECTION 14 FOR 715.630 FEET; THENCE SOUTH 00°04'39" WEST PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 14 FOR 132.890 FEET TO THE NORTHEAST CORNER OF LOT C-114 OF KENNECOTT DAYBREAK COMMERCE PARK PLAT 3, RECORDED IN BOOK 2015P AT PAGE 5 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID CORNER BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID LOT C-114 FOR THE FOLLOWING TWO (2) COURSES: SOUTH 56°54'49" WEST FOR 153.23 FEET; THENCE SOUTH 00°04'17" WEST FOR 238.90 FEET; THENCE SOUTH 56°54'49" WEST FOR 0.10 FEET; THENCE SOUTH 00°04'17" WEST FOR 0.10 FEET; THENCE NORTH 56°54'49" EAST FOR 0.10 FEET TO THE EAST BOUNDARY OF SAID LOT C-114; THENCE SOUTH 00°04'17" WEST FOR 178.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT C-114; THENCE NORTH 90°00'00" WEST ALONG THE SOUTHERN BOUNDARY OF LOT C-114 AND C-113 OF SAID KENNECOTT DAYBREAK COMMERCE PARK PLAT 3 FOR 431.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT C-113; THENCE ALONG THE BOUNDARY OF SAID LOT C-113 FOR THE FOLLOWING TWO (2) COURSES: NORTH 00°04'17" EAST FOR 501.95 FEET; THENCE SOUTH 89°55'43" EAST FOR 559.33 FEET TO THE POINT OF BEGINNING.

20.22 Gross Acres of Land

APNs:

26-14-102-001-0000  
26-14-102-002-0000  
26-14-126-009-0000  
26-14-102-003-0000  
26-14-102-004-0000  
26-14-126-005-0000  
26-14-126-006-0000