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Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE INSURANCE CO AKRON NATION,
159 S MAIN STREET STE 1005AKRON, OH 44308

WHEN RECORDED MAIL TO:
81 CENTRAL, LLC
336 W. Broadway, #110
Salt Lake City, UT 84101

SPECIAL WARRANTY DEED

ASH GROVE CEMENT COMPANY, a Delaware corporation, successor by merger to Ash Grove Cement West, Inc., ("*Grantor*"), whose address is 11011 Cody St. Overland Park, KS 66210, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to **81 CENTRAL, LLC**, a Utah limited liability company ("*Grantee*"), whose address is 336 W. Broadway, #110, Salt Lake City, UT 84101 for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tracts of land in Millcreek, Salt Lake County, State of Utah (the "*Property*"):

See Exhibit A attached hereto and incorporated herein

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2022 and thereafter.

Grantee covenants that it will not use or permit the use of the Property for (i) the mining, excavation or extraction of sand, gravel, overburden, dolomite, limestone, sandstone, boulders, stones or rocks suitable for use in building, construction and road making (including concrete, asphalt, roadbeds, railroad ballast or other use), (ii) operation of an asphalt plant or asphalt-related business, (iii) operation of a concrete, concrete block or other building products plant, (iv) operation of concrete batch plant (including both ready-mix plants and central-mix plants), (v) operation of a concrete paver, edger or pre-built modular hardscapes plant, or (vi) the sale or distribution of cement or secondary cementitious materials.

Such covenants shall run with the land and shall be binding upon Grantee's successors and assigns and all subsequent owners of the Property until its natural expiration or earlier termination by Grantor. Such covenant is only for the benefit of the Grantor and its successors and assigns.

Except as expressly provided in the immediately preceding paragraph, GRANTOR MAKES NO REPRESENTATION AS TO THE PROPERTY CONVEYED HEREBY, OR ITS CONDITION, ITS MERCHANTABILITY OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE, AND GRANTEE, BY HIS ACCEPTANCE OF THIS DEED, HEREBY ACKNOWLEDGES THAT HE HAS BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY AND ACCEPTS THE SAME "AS IS," "WHERE IS" AND "WITH ALL FAULTS."

WITNESS, the hand(s) of said Grantor(s), this 1st day of SEPTEMBER, 2022.

GRANTOR:

ASH GROVE CEMENT COMPANY,
a Delaware corporation

By: [Signature]

Name: DAVID M. TOOLAN

Its: ASSISTANT SECRETARY

STATE OF GEORGIA
COUNTY OF Fulton

This instrument was acknowledged before me on September 1, 2022 by David M. Toolan as Assistant Secretary of Ash Grove Cement Company.

(Seal)



[Signature]
Notary

My appointment expires: 8/3/26

EXHIBIT A
Legal Description
Tax Assessor's Parcel Nos: 21-01-228-011-0000,
21-01-228-012-0000, and 21-01-228-014-0000

PARCEL 1:

Beginning at a point on the South line of Central Avenue being North 89°58'30" West 450.00 feet and South 00°01'30" West 33.00 feet from the monument at the intersection of Central Avenue and Main Street, said monument being South 41°47'06" East 50.05 feet from the Northeast corner of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point being on a curve to the right, the radius point of which bears North 00°01'30" East 2590.25 feet, and running thence Northwesterly along the arc of said curve 283.43 feet to the East line of West Temple Street; thence South 00°04'53" West along said East line 15.49 feet to the original South line of Central Avenue; thence South 89°58'30" East along said South line 282.88 feet to the point of beginning.

PARCEL 2:

Beginning at a point on the South line of Central Avenue being North 89°58'30" West 450.00 feet, South 00°01'30" West 33.00 feet to a point of curvature to the right, the radius point of which bears North 00°01'30" East 2590.25 feet, and Northwesterly along the arc of said curve 3.13 feet from the monument at the intersection of Central Avenue and Main Street, said monument being South 41°47'06" East 50.05 feet from the Northeast corner of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°05'39" West 157.15 feet to a point 10.00 feet Northerly from the centerline of an East-West spur line; thence South 89°14'06" East parallel with said spur line 212.51 feet; thence South 00°45'54" West 35.00 feet to a point 25.00 feet Southerly from the centerline of said spur line; thence North 89°14'06" West parallel with said spur line and the Westerly extension thereof 714.57 feet to a point on the Easterly right-of-way of the Union Pacific Railroad, said point being 33.00 feet Easterly from the centerline of the mainline track; thence North 09°02'48" West parallel with said mainline track 52.81 feet to a point of curvature to the left, the radius point of which bears South 80°57'12" West 5762.65 feet; thence Northwesterly along the arc of said curve and parallel with said mainline track 182.66 feet to the South line of Central Avenue; thence South 83°15'40" East along said South line 244.61 feet to a point of curvature to the left, the radius point of which bears North 06°44'20" East 2590.25 feet; thence Southeasterly along the arc of said curve 300.40 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land:

Beginning at a point on the South line of Central Avenue being North 89°58'30" West 450.00 feet and South 00°01'30" West 33.00 feet from the monument at the intersection of Central Avenue and Main Street, said monument being South 41°47'06" East 50.05 feet from the Northeast corner of Section 1, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point being on a curve to the right, the radius point of which bears North 00°01'30" East 2590.25 feet, and running thence Northwesterly along the arc of said curve 283.43 feet to the East line of West Temple Street; thence South 00°04'53" West along said East line 15.49 feet to the original South line of Central Avenue; thence South 89°58'30" East along said South line 282.88 feet to the point of beginning.

PARCEL 3:

Beginning at a point on the South line of Central Avenue (4115 South), said point being 50.05 feet South $41^{\circ}47'06''$ East and 199.25 feet North $89^{\circ}58'30''$ West and 33.00 feet South $00^{\circ}01'30''$ West from the Northeast corner of said Section 1; thence along said South line North $89^{\circ}58'30''$ West 253.93 feet; thence South $00^{\circ}05'39''$ West 157.15 feet to a point 10.00 feet Northerly from the centerline of an East-West railroad spur line; thence South $89^{\circ}14'06''$ East parallel with said spur line 212.51 feet; thence South $00^{\circ}41'24''$ West 34.95 feet; thence South $89^{\circ}14'45''$ East 34.04 feet to a point on the West line of "Gordon's South Lawn Addition" Subdivision; thence along said West line North $03^{\circ}50'00''$ East 192.52 feet; thence North $56^{\circ}20'00''$ West 5.76 feet to the point of beginning.