

Mail Recorded Deed & Tax Notice To:
Mountain Point Business Center 4, LLC
3401 North Center Street #300
Lehi, UT 84043

14287288 B: 11517 P: 6461 Total Pages: 4
09/12/2024 10:17 AM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121



File No.: 182007-TOF

SPECIAL WARRANTY DEED

Sundborn, LLC, a Utah limited liability company, Carrara Properties, LLC, a Utah limited liability company, Modena, LLC, a Utah limited liability company, and Catania SFH, LLC, a Utah limited liability company, as their interests may appear,

GRANTOR(S), of Lehi, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Mountain Point Business Center 4, LLC, a Utah limited liability company,

GRANTEE(S), of Lehi, 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:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 33-11-200-040, 33-11-200-046 and 33-11-200-045 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this Sept 9 2024.

Sundborn, LLC

By: James Seaberg
Name: James Seaberg
Its: Manager

Carrara Properties, LLC

By: James Seaberg
Name: James Seaberg
Its: Manager

Catania SFH, LLC

By: James Seaberg
Name: James Seaberg
Its: Manager

Modena, LLC

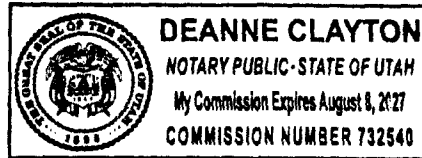
By: James Seaberg
Name: James Seaberg
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE ~~UTAH~~

On 9TH day of SEPTEMBER 2024, before me, personally appeared James Seaberg, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Sundborn, LLC, a Utah limited liability company.

Deanne Clayton
Notary Public

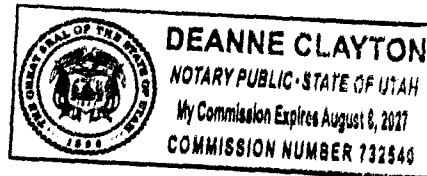


STATE OF UTAH

COUNTY OF SALT LAKE ~~UTAH~~

On 9TH day of SEPTEMBER 2024, before me, personally appeared James Seaberg, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Carrara Properties, LLC, a Utah limited liability company.

Deanne Clayton
Notary Public

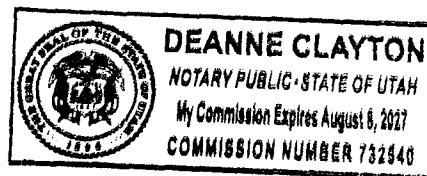


STATE OF UTAH

COUNTY OF SALT LAKE ~~UTAH~~

On 9TH day of SEPTEMBER 2024, before me, personally appeared James Seaberg, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Modena, LLC, a Utah limited liability company.

Deanne Clayton
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE ~~UTAH~~

On 9TH day of SEPTEMBER 2024, before me, personally appeared James Seaberg, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Catania SFH, LLC, a Utah limited liability company.

Deanne Clayton
Notary Public

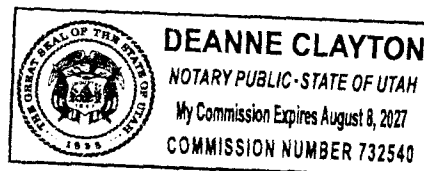


EXHIBIT A
Legal Description

Proposed MOUNTAIN POINTE INDUSTRIAL SUBDIVISION PHASE 4, being more particularly described as follows:

A part of the Northeast quarter of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the southeast corner of Lot 201, Mountain Pointe Industrial Subdivision Phase 2, according to the official plat thereof recorded December 6, 2023 as Entry No. 14182370 in Book 2023P at Page 241 in the Salt Lake County Recorder's Office, said point also being North 89°28'05" East 980.84 feet along the quarter section line and North 00°31'55" West 775.13 feet from the center of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence along said Lot 201 the following ten (10) courses: (1) North 00°15'23" West 681.26 feet; thence (2) South 89°44'19" West 124.61 feet; thence (3) North 00°15'41" West 2.00 feet; thence (4) South 89°44'19" West 18.90 feet; thence (5) Northwesterly along the arc of a curve to the right having a radius of 2.50 feet a distance of 3.93 feet through a central angle of 90°00'00" Chord: North 45°15'41" West 3.54 feet; thence (6) North 00°15'41" West 9.50 feet; thence (7) South 89°44'19" West 181.00 feet; thence (8) South 00°15'41" East 7.85 feet; thence (9) Southwesterly along the arc of a non-tangent curve to the right having a radius of 2.54 feet (radius bears: North 82°07'06" West) a distance of 3.62 feet through a central angle of 81°26'58" Chord: South 48°36'23" West 3.32 feet; (10) thence South 89°29'44" West 125.39 feet to the easterly lot line of Lot 10, Center Point Business Park Plat A, according to the official plat thereof recorded March 4, 2005 as Entry No. 9314856 in Book 2005P at Page 61 of official records; thence along said Lot 10 North 00°13'52" East 42.00 feet; thence North 89°29'44" East 775.77 feet; thence South 01°06'41" East 174.01 feet; thence North 89°38'45" East 10.23 feet; thence South 00°31'55" East 556.02 feet; thence South 89°44'19" West 336.72 feet to the point of beginning.