

11542584
12/24/2012 11:20:00 AM \$13.00
Book - 10091 Pg - 562-563
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:

Sundborn, LLC, a Utah limited liability
company
978 Woodoak Ln.
Murray, UT 84109



File No. 54643-AF

SPECIAL WARRANTY DEED

Sansom Group, LLC, a Utah limited liability company as to its undivided 25% interest GRANTOR(S) of Cottonwood Heights, State of Utah, hereby Conveys and Warrants against those who claim by, through, or under the Grantor to **Sundborn, LLC, a Utah limited liability company**

GRANTEE(S) of Murray, 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 AND MADE A PART HEREOF

TAX ID NUMBER 33-11-200-028 and 33-02-400-016 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2013 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 19th day of December, 2012.

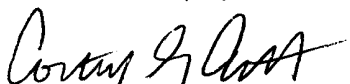
Sansom Group, LLC

BY: 
Michael W. Sansom
Manager

State of Utah

County of Salt Lake

On the 19th day of December, 2012, personally appeared before me Michael W. Sansom, who acknowledged himself/herself to be the Manager of Sansom Group, LLC, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

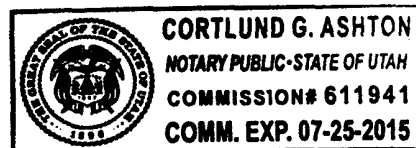


EXHIBIT A

PARCEL 1:

Beginning at a point which is North 89°28'05" East 509.77 feet along the quarter section line from the center of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°13'53" East 1758.56 feet to a point on the Easterly right-of-way line of the Denver and Rio Grande Railroad; thence North 28°19'44" East 1027.86 feet along said right-of-way line to a point on a fence line, said point also being the section line; thence North 89°53'12" East 214.84 feet along said fence line to a fence corner; thence South 01°06'41" East 1327.85 feet along a fence line to a fence corner; thence South 00°20'07" West 1329.40 feet to a point on the quarter section line; thence South 89°28'05" West 727.70 feet along said quarter section line to the point of beginning.

PARCEL 2:

Beginning at the Southeast corner of the Southwest quarter of the Southeast quarter of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point being North 89°53'40" East 1,313.11 feet along the section line from the South quarter corner of Section 2, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running; thence South 89°53'40" West 346.81 feet along the section line to the Easterly line of the Denver and Rio Grande Western railroad right-of-way; thence North 28°22'14" East 734.86 feet along the said Easterly line to the East line of the Southwest quarter of the Southeast quarter of said Section 2; thence South 00°12'38" West 645.96 feet along said East line to the point of beginning.

Mail Recorded Deed and Tax Notice To:

Sundborn LLC,
978 Woodoak Ln.
Salt Lake City, UT 84117

11590108
3/5/2013 12:35:00 PM \$15.00
Book - 10114 Pg - 1589-1591
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

ACCOMMODATION ONLY

WARRANTY DEED

Sundborn, LLC, a Utah limited liability company and Carrara Properties LLC, a Utah limited liability company and Modena LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Sundborn, LLC, a Utah limited liability company as to an undivided 85% interest, and Carrara Properties LLC, a Utah limited liability company, as to an undivided 10% interest, and Modena LLC, a Utah limited liability company as to an undivided 5% interest

GRANTEE(S) of Salt Lake City, 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:

BEGINNING AT POINT ON THE EASTERLY BOUNDARY OF THE CENTER POINT BUSINESS PARK PLAT "A" P.U.D. AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER SAID POINT BEING LOCATED NORTH 89°28'05" EAST, 509.77 FEET ALONG THE SECTION LINE AND NORTH 0°13'52" EAST, 1178.56 FEET ALONG SAID EASTERLY BOUNDARY OF CENTER POINT BUSINESS PARK PLAT "A" P.U.D. FROM THE CENTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID EASTERLY BOUNDARY OF SAID CENTER POINT BUSINESS PARK PLAT "A" P.U.D. NORTH 00°13'52" EAST, 579.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE DENVER & RIO GRANDE RAILROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 28°19'44" EAST, 1764.73 FEET; THENCE SOUTH 0°12'37" WEST, 648.51 FEET; THENCE SOUTH 89°53'40" WEST, 132.43 FEET; THENCE SOUTH 01°06'41" EAST, 1327.29 FEET; THENCE SOUTH 0°20'07" WEST, 1158.33 FEET; THENCE NORTH 88°16'29" WEST, 168.93 FEET; THENCE NORTH 0°35'10" WEST, 967.27 FEET; THENCE SOUTH 83°49'15" WEST, 76.48 FEET; THENCE SOUTH 77°35'41" WEST, 45.39 FEET; THENCE NORTH 2°18'03" WEST, 13.48 FEET; THENCE NORTH 40°48'59" WEST, 35.84 FEET; THENCE NORTH 89°10'10" WEST, 400.88 FEET TO THE POINT OF BEGINNING.

**NOTE: This deed is being recorded to adjust boundary lines.
Parcel Numbers 33-02-400-016**

Dated this 5 day of March, 2013.

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Sundborn, LLC, a Utah limited liability company

By: James G. Seaberg
Name: James G. Seaberg
Title: Manager

Carrara Properties LLC, a Utah limited liability company

By: James G. Seaberg
Name: James G. Seaberg
Title: Manager

Modena LLC, a Utah limited liability company

By: James G. Seaberg
Name: James G. Seaberg
Title: Manager

STATE OF Utah

COUNTY OF Salt Lake

On the 5 day of March, 2013, personally appeared before me James Seaberg, who acknowledged himself/herself to be the Manager of Sundborn LLC, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

BK
Notary Public



STATE OF Utah

COUNTY OF Salt Lake

On the 5 day of March, 2013, personally appeared before me James Seaberg, who acknowledged himself/herself to be the Manager of Carrara LLC, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


BK
Notary Public



STATE OF Utah

COUNTY OF Salt Lake

On the 5 day of March, 2013, personally appeared before me James Seaberg, who acknowledged himself/herself to be the Manager of Modena LLC, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



11746251
10/22/2013 4:51:00 PM \$12.00
Book - 10187 Pg - 491-492
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:

Sundborn LLC
978 Woodoak Ln.
Salt Lake City, UT 84117



File No. 60362-AF

WARRANTY DEED

Sundborn, LLC, a Utah limited liability company as to its undivided 85% interest

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to Sundborn, LLC as to an undivided 75.68% interest and Burbs, L.L.C., a Utah limited liability company as to an undivided 9.32% interest

GRANTEE(S) of Salt Lake City, 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:

Beginning at point on the Easterly boundary of the Center Point Business Park Plat "A" P.U.D. as recorded with the office of the Salt Lake County Recorder, said point being located North 89°28'05" East 509.77 feet along the section line and North 00°13'52" East 1178.56 feet along said Easterly boundary of Center Point Business Park Plat "A" P.U.D. from the center of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Easterly boundary of said Center Point Business Park Plat "A" P.U.D. North 00°13'52" East 579.99 feet to a point on the South right-of-way line of the Denver & Rio Grande Railroad; thence along said South right-of-way line North 28°19'44" East 1764.73 feet; thence South 00°12'37" West 648.51 feet; thence South 89°53'40" West 132.43 feet; thence South 01°06'41" East 1327.29 feet; thence South 00°20'07" West 1158.33 feet; thence North 88°16'29" West 168.93 feet; thence North 00°35'10" West 967.27 feet; thence South 83°49'15" West 76.48 feet; thence South 77°35'41" West 45.39 feet; thence North 02°18'03" West 13.48 feet; thence North 40°48'59" West 35.84 feet; thence North 89°10'10" West 400.88 feet to the point of beginning.

TAX ID NUMBER 33-11-200-036 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2013 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 22nd day of October, 2013.

Sundborn, LLC


BY: 

James G. Seaberg
Manager

State of Utah

County of Salt Lake

On the 22nd day of October, 2013, personally appeared before me James G. Seaberg, who acknowledged himself/herself to be the Manager of Sundborn, LLC, ~~Carrara Properties LLC and Modena LLC, a limited liability company~~, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



12093401
7/16/2015 4:21:00 PM \$12.00
Book - 10344 Pg - 1318-1319
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

Mail Recorded Deed and Tax Notice To:

Catania SFH, L.L.C.,
978 Woodoak Ln
Salt Lake City, UT 84117



File No. 60362-AF

WARRANTY DEED

Burbs, L.L.C., a Utah limited liability company, as to its undivided 9.32% interest

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Catania SFH, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, 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:

Beginning at point on the Easterly boundary of the Center Point Business Park Plat "A" P.U.D. as recorded with the office of the Salt Lake County Recorder, said point being located North 89°28'05" East 509.77 feet along the section line and North 00°13'52" East 1178.56 feet along said Easterly boundary of Center Point Business Park Plat "A" P.U.D. from the center of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Easterly boundary of said Center Point Business Park Plat "A" P.U.D. North 00°13'52" East 579.99 feet to a point on the South right-of-way line of the Denver & Rio Grande Railroad; thence along said South right-of-way line North 28°19'44" East 1764.73 feet; thence South 00°12'37" West 648.51 feet; thence South 89°53'40" West 132.43 feet; thence South 01°06'41" East 1327.29 feet; thence South 00°20'07" West 1158.33 feet; thence North 88°16'29" West 168.93 feet; thence North 00°35'10" West 967.27 feet; thence South 83°49'15" West 76.48 feet; thence South 77°35'41" West 45.39 feet; thence North 02°18'03" West 13.48 feet; thence North 40°48'59" West 35.84 feet; thence North 89°10'10" West 400.88 feet to the point of beginning.

TAX ID NUMBER 33-11-200-036 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2014 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 16th day of July, 2015.

Burbs, L.L.C., a Utah limited liability company

BY: [Signature]
Name: VAUGHN BURBIDGE
Title: MANAGER

State of Utah

County of Salt Lake

On the 11th day of July, 2015, personally appeared before me Vaughn Burbidge who acknowledged himself/herself to be the Manager of Burbs, L.L.C. and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Brooke Siddoway
Notary Public

