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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
1/28/2020 4:00:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TITL

WHEN RECORDED, MAIL TO:

CW Shoreline, LLC
Attn: Colin H. Wright
1222 West Legacy Crossing Blvd. #6
Centerville, UT 84014

FATCO NCS-921092 Tax Parcel No: 12-103-0097, 12-103-0103

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as, CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to CW SHORELINE, LLC, a Utah limited liability company, as Grantee, the real property located in Syracuse City, Utah described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments, other than any tax or judgment lien arising by, through or under Grantor prior to Closing; (ii) applicable zoning laws; (iii) applicable governmental rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests, in each case, of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) to the fullest extent allowable under applicable law, all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 28 day of January, 2020.

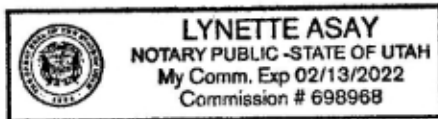
GRANTOR:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, f/k/a CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: *Ashley Powell*
Name: Ashley Powell
Its: Authorized Agent

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

On this 28th day of January, 2020, personally appeared before me Ashley Powell, personally known or satisfactorily proved to me to be an Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, f/k/a CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as an Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, f/k/a CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said corporation and that said corporation executed the same.



Lynette Asay
Notary Public for Utah

TRW

Date: January 28, 2020

Job No.: 8508 Shoreline Subdivision

Church Parcel Description

A parcel of land, situate in the North half of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Syracuse City, Davis County, Utah, more particularly described as follows:

Beginning at a point on the North right-of-way line of 3200 South Street, said point being North 00°11'18" East 58.04 feet; from Center Quarter Corner of said Section 21 and running thence:

thence North 89°40'13" West 523.77 feet along said North right-of-way of 3200 South Street.;

thence South 00°04'33" West 58.00 feet to the North line of The Fields Subdivision Phase 1 as recorded, Entry No. 3194802 in Book 7365 at Page 1862 in the office of the Davis County Recorder;

thence North 89°40'13" West 102.02 feet along said North line of The Field Subdivision Phase 1 to the easterly limits of Syracuse City as annexed on 3/4/2019 entry no. 3148041 in Book 7219 paged 80-86;

thence along said Syracuse City limits the following eight (8) calls:

- 1) North 00°11'31" East 160.02 feet;
- 2) South 89°48'47" East 10.00 feet;
- 3) North 00°11'31" East 100.00 feet;
- 4) North 89°40'13" West 10.10 feet;
- 5) North 00°19'47" East 39.75 feet;
- 6) North 0°11'13" East 230.05 feet;
- 7) North 89°48'47" West 18.24 feet;
- 8) North 0°13'13" East 130.00 feet;

thence South 89°40'19" East 643.90 feet;

thence South 0°11'31" West 601.79 feet to the aforementioned North right-of-way line of 3200 South Street and the point of beginning.

Contains 383,829 square feet or 8.811 acres.

Ckd by JJB 28 January 2020

