WHEN RECORDED, RETURN TO:

FT1 Utah LLC 3065 S. Jones Blvd, Suite 100 Las Vegas, NV 89146 Attention: Daniel Krausz 13630320 4/13/2021 2:57:00 PM \$40.00 Book - 11156 Pg - 3068-3069 RASHELLE HOBBS Recorder, Salt Lake County, UT NOVARE NATIONAL SETTLEMENT SRV BY: eCASH, DEPUTY - EF 2 P.

SPECIAL WARRANTY DEED

For good and valuable consideration, WDG West Valley Convenience, LLC, a Utah limited liability company (the "Grantor"), located and having a mailing address at 1178 W. Legacy Crossing Blvd., Suite 100, Centerville, Utah 84014, hereby CONVEYS AND WARRANTS against those claiming by, through or under said Grantor, but not otherwise, to FT1 Utah LLC, a Delaware limited liability company (the "Grantee"), located and having a mailing address at 3065 S. Jones Blvd., Suite 100, Las Vegas, Nevada 89146, that certain tract of land, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon, situated in Utah County, Utah, as more particularly described in attached Schedule "A" (the "Subject Property").

The Subject Property is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, SUBJECT, HOWEVER, TO THE WARRANTIES OF TITLE SET FORTH IN THIS DEED. GRANTOR DOES NOT EXPRESSLY OR IMPLIEDLY WARRANT OR GUARANTEE THE CONDITION OF THE PROPERTY NOR ITS MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

WDG West Valley Convenience, LLC, a Utah limited liability company

By: STENCOR H WATEGHT
Its: MANAGER

STATE OF UTAL)
COUNTY OF OUTS)

The foregoing Special Warranty Deed was acknowledged before me this day of 2021, by Spencer H. Wright, the manager of WDG West Valley Convenience, LLC.

JADELYN MYERS
Notary Public - State of Utah
Comm. No. 702187
My Commission Expires on
Sep 5, 2022

NOTARY SIGNATURE AND SEAL

Schedule "A"

(Legal Description of Real Property)

PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 3500 SOUTH STREET, SAID POINT BEING \$89°59'10"W 560.12 FEET AND N00°00'50"W 53.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE \$89°59'10"W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 3500 SOUTH STREET, 197.08 FEET; THENCE N00°00'50"W 188.50 FEET; THENCE \$90°00'00"E 65.20 FEET; THENCE \$00°00'50"E 48.00 FEET; THENCE \$90°00'00"E 94.75 FEET; THENCE \$44°57'05"E 52.10 FEET; THENCE \$00°11'39"E 103.58 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RESTRICTIONS CREATED IN THAT CERTAIN QUIT CLAIM DEED RECORDED JUNE 24, 2020, AS ENTRY NO 13307553, IN BOOK 10966, PAGE 8404, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

CONTAINING 30,107 SQUARE FEET OR 0.691 ACRES MORE OR LESS.