

RECORDING REQUESTED BY AND
AFTER RECORDING, RETURN TO:

JF Foxboro Partners, LLC
1148 West Legacy Crossing Blvd., Suite 400
Centerville, UT 84014
Attn: Owen Fisher

APN: 01-305-0107

6015955

(Space above for recorder's use only)

SPECIAL WARRANTY DEED

FOXBORO TERRACE ASSOCIATES, L.C., a Utah limited liability company, whose address is 925 West 100 North, Suite F, P.O. Box 540478, North Salt Lake, Utah, 84054 ("**Grantor**"), does hereby convey and warrant only as against all claiming by, through, or under it to **JF FOXBORO PARTNERS, LLC, a Utah limited liability company**, whose address is 1148 West Legacy Crossing Blvd., Suite 400, Centerville, UT, 84014 ("**Grantee**"), for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's right, title and interest in and to that certain parcel of land located in Davis County, Utah, more particularly described in **Exhibit A** attached hereto.

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenances (including water rights, if any) to the Real Property.

SUBJECT TO taxes for the year 2020 and all matters of record.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, this Deed has been executed by Grantor to be effective as of March 6, 2020.

GRANTOR:

**FOXBORO TERRACE ASSOCIATES, L.C.,
A Utah limited liability company**

By: Its Managing Member, Beaver Creek Investments, L.C., a Utah limited liability company

By: Christopher F. Robinson
Christopher F. Robinson, Manager

By: Its Managing Member, CAB Group of Utah, L.C., a Utah limited liability company

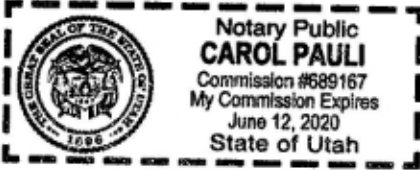
By: J. Randolph Cassidy
J. Randolph Cassidy, Manager

STATE OF UTAH §
 §
COUNTY OF Salt Lake §

On March 5th, 2020, before me, the undersigned, a notary public in and for said State, personally appeared Christopher F. Robinson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Carol Pauli, Notary Public

My Commission Expires:
6/12/2020



STATE OF UTAH §
 §
COUNTY OF Salt Lake §

On March 5th, 2020, before me, the undersigned, a notary public in and for said State, personally appeared J. Randolph Cassidy, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Carol Pauli, Notary Public

My Commission Expires:
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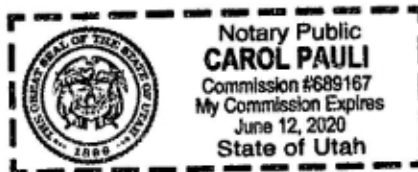


Exhibit A
to Special Warranty Deed

(Legal Description)

The land referred to herein is situated in the North Salt Lake, Davis County, Utah and is described as follows:

LOT 107A, FOXBORO PLAT 1A AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE, RECORDED NOVEMBER 4, 2003 AS ENTRY NO 1929395 IN BOOK 3410 AT PAGE 950

APN: 01-305-0107

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AFTER RECORDING, RETURN TO:

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1148 West Legacy Crossing Blvd., Suite 400
Centerville, UT 84014
Attn: Owen Fisher

APN: 01-305-0106

6015955

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SPECIAL WARRANTY DEED

FOXBORO TERRACE ASSOCIATES II, L.C., a Utah limited liability company, whose address is 925 West 100 North, Suite F, P.O. Box 540478, North Salt Lake, Utah, 84054 ("**Grantor**"), does hereby convey and warrant only as against all claiming by, through, or under it to **JF FOXBORO PARTNERS, LLC, a Utah limited liability company**, whose address is 1148 West Legacy Crossing Blvd., Centerville, UT, 84014 ("**Grantee**"), for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's right, title and interest in and to that certain parcel of land located in Davis County, Utah, more particularly described in **Exhibit A** attached hereto.

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Exhibit A
to Special Warranty Deed

(Legal Description)

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