

WHEN RECORDED, PLEASE RETURN TO:

KMW Development L.L.C.
c/o Woodbury Corporation
2733 East Parleys Way, Suite 300
Salt Lake City, UT 84109

CTIA 128996-DMF

22-09-228-012

13330116
7/15/2020 4:44:00 PM \$40.00
Book - 10980 Pg - 2307-2312
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

KMW DEVELOPMENT L.L.C., a Utah limited liability company, "Grantor", of 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84109, hereby conveys and warrants against all who claim by, through, or under Grantor, but not otherwise, to JM CHENEY HOLLADAY HOLDINGS, LLC a 76.08% tenants-in-common interest in the Property (as defined herein) and to RL CHENEY HOLLADAY HOLDINGS, LLC a 23.92% tenants-in-common interest in the Property, collectively "Grantee", of 2207 South Berkeley Street, Salt Lake City, Utah 84109, for the sum of Ten Dollars (\$10.00), the following described tract of land in Salt Lake County, Utah, to wit:

See Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

Together with all improvements thereon, and all rights, privileges, easements, tenements, and appurtenances belonging to the Property.

SUBJECT TO (i) all declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record or enforceable in law and/or equity; (ii) all gas, water, and mineral rights of others; (iii) any matters that would be disclosed by an accurate, current survey and inspection of the Property; and (iv) current taxes and assessments.

Delivered this 15th day of July 2020.

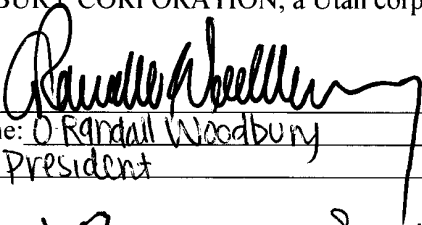
[Signatures and Acknowledgements Follow]

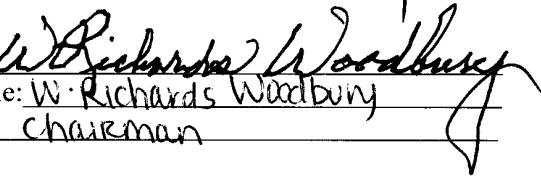


GRANTOR:

KMW DEVELOPMENT L.L.C., a Utah limited liability company

By: WOODBURY CORPORATION, a Utah corporation, Its Manager

By: 
Name: O. Randall Woodbury
Its: President

By: 
Name: W. Richards Woodbury
Its: chairman

By: MILLROCK CAPITAL II, LLC, a Utah limited liability company, Its Manager

By: SEE ATTACHED
Name: Steven Peterson, Its Manager

[Acknowledgements Follow]

GRANTOR:

KMW DEVELOPMENT L.L.C., a Utah limited liability company

By: **WOODBURY CORPORATION**, a Utah corporation, Its Manager

By: _____
Name: _____
Its: **SIGNED IN COUNTERPART**

By: _____
Name: **SIGNED IN COUNTERPART**
Its: _____

By: **MILLROCK CAPITAL II, LLC**, a Utah limited liability company, Its Manager

By: 
Name: **Steven Peterson**, Its Manager

[Acknowledgements Follow]

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 15th day of July 2020, by D. Randall Woodbury as the President of WOODBURY CORPORATION, a Utah corporation, as manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company.



Tiffany M. Steele
Notary Public

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 15th day of July 2020, by W. Richards Woodbury as the Chairman of WOODBURY CORPORATION, a Utah corporation, as manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company.



Tiffany M. Steele
Notary Public

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ___ day of July 2020, by Steven Peterson as the Manager of MILLROCK CAPITAL II, LLC, a Utah limited liability company, as manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company.

Notary Public

W

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ___ day of July 2020, by _____ as the _____ of WOODBURY CORPORATION, a Utah corporation, as manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company.

Notary Public

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

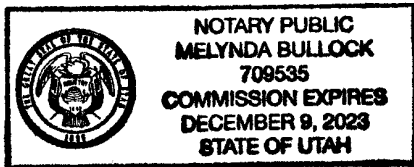
The foregoing instrument was acknowledged before me this ___ day of July 2020, by _____ as the _____ of WOODBURY CORPORATION, a Utah corporation, as manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company.

Notary Public

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ^{4th} day of July 2020, by Steven Peterson as the Manager of MILLROCK CAPITAL II, LLC, a Utah limited liability company, as manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company.

Melynda Bullock
Notary Public



MELYNDA BULLOCK
709535

EXHIBIT A

Legal Description of the Property

That certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

Block C Lot 1 and Block C Lot 2, Royal Holladay Hills Subdivision #1, according to the official plat thereof recorded July 7, 2020, as Entry No.: 13321547, in Book 2020P at Page 168, on file and of record in the office of the Salt Lake County Recorder.

