

WHEN RECORDED, PLEASE RETURN TO:

Holladay Hills Block D L.L.C.
c/o Woodbury Corporation
2733 East Parleys Way, Suite 300
Salt Lake City, UT 84109

13644936
4/27/2021 3:07:00 PM \$40.00
Book - 11164 Pg - 5282-5285
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

APNs: 22-09-228-031-0000
22-09-228-032-0000
22-09-228-033-0000

137751-DMF

(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 HOLLADAY HILLS BLOCK D L.L.C., a Delaware limited liability company, "Grantee", of 2733 East Parleys Way, Suite 300, 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.

Effective the
~~Signed this~~ 27 day of APRIL, 2021.

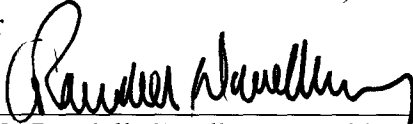
[Signatures and Acknowledgements Follow]

GRANTOR:

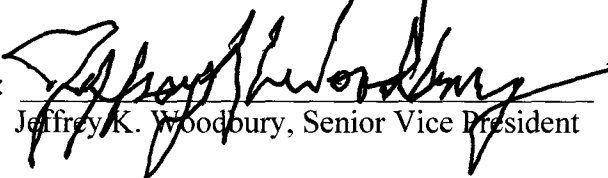
KMW DEVELOPMENT L.L.C., a Utah limited liability company

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

Its: Manager

By: 

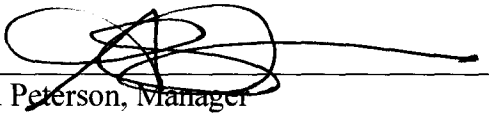
O. Randall Woodbury, President

By: 

Jeffrey K. Woodbury, Senior Vice President

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

Its: Manager

By: 

Steven Peterson, Manager

[Acknowledgements on Following Page]



STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

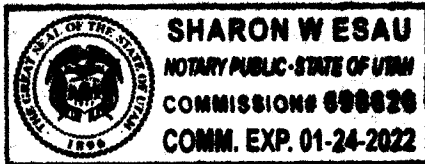
The foregoing instrument was acknowledged before me this 22nd day of April, 2021, by O. Randall Woodbury as the President of WOODBURY CORPORATION, a Utah corporation, as manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company.



Tiffany M. Steele
Notary Public

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

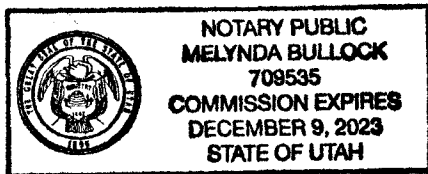
The foregoing instrument was acknowledged before me this this 23 day of April, 2021, by Jeffrey K. Woodbury as the Senior Vice President of WOODBURY CORPORATION, a Utah corporation, as manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company.



Sharon W. Esau
Notary Public

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 27th day of April, 2021, 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

(Handwritten initials)

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

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

Block D, Lots 1, 2, and 3, Royal Holladay Hills Subdivision #1, according to the official plat thereof, recorded July 7, 2020, as Entry No. 13321547 in ~~Book P~~ at Page 168, on file and of record in the office of the Salt Lake County Recorder. **BOOK 2020P**

Handwritten signature and initials, possibly 'W' and 'P', in the right margin.