

WHEN RECORDED, MAIL TO:

GBR Investments #1 LLC
423 West. Broadway Ste. 230
Salt Lake City, Utah 84101

Tax Id Nos. 10-311-0012
10-311-0013
10-311-0014
10-165-0007
10-165-0008

CT-139203-CAY

SPECIAL WARRANTY DEED

ND-CS, L.C., a Utah limited liability company, as to an undivided eighty percent (80%) interest as a tenant-in-common, and KPFN PROPERTIES, LLC, a Utah limited liability company, as to an undivided twenty percent (20%) interest as a tenant-in-common (collectively, "Grantor"), for good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, conveys, and warrants only against all claiming by, through or under it, and acts of itself to GBR INVESTMENTS #1 LLC, a Utah limited liability company ("Grantee"), whose address is 423 West. Broadway Ste. 230, Salt Lake City, Utah 84101, the following parcel of real property located in Davis County, State of Utah, and more particularly described as follows:

See Exhibit A attached hereto and by this reference made a part hereof (the "Property").

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto, including, but not limited to easements and rights-of-way over adjoining property, which easements and rights-of-way are appurtenant to the Property, and all of Grantor's interest in and to oil, gas, geothermal, water and mineral rights, wells, all water rights appurtenant to the Property, and all of Grantor's interest in and to any land lying in the bed of any body of water, waterway or public street, public road or public avenue in front of or adjoining the land, to have and to hold, the same in fee simple forever.

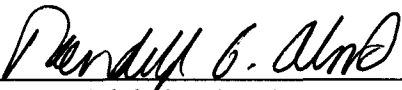
SUBJECT TO: (i) any and all recorded reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, and encumbrances; and (ii) matters that would be revealed by an accurate ALTA/ACSM survey (with all Table A items) of the Property.

[signatures are on the following page]

IN WITNESS WHEREOF, the Grantor has hereunto executed this Special Warranty Deed effective the 16 day of March, 2021.


GRANTOR: ND-CS, L.C.,
a Utah limited liability company

By: The Ninigret Group, L.C.,
Its: Manager

By: 
Name: Randolph G. Abood
Its: Manager

KPFN PROPERTIES, LLC,
a Utah limited liability company

By: The Ninigret Group, L.C.,
Its: Manager

By: 
Name: Randolph G. Abood
Its: Manager

[notaries are on the following page]

STATE OF UTAH)
)
) :SS
COUNTY OF SALT LAKE)



On this ~~14~~¹⁵ day of March, 2021, personally appeared before me Randolph G. Abood, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he is the Manager of The Ninigret Group, L.C., which is the Manager of ND-CS, L.C., a Utah limited liability company, and acknowledged to me that said limited liability company executed the same.

A handwritten signature in black ink, appearing to read "Cortlund G. Ashton", written over a horizontal line.

Notary Public

STATE OF UTAH)
)
) :SS
COUNTY OF SALT LAKE)



On this ~~14~~¹⁵ day of March, 2021, personally appeared before me Randolph G. Abood, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he is the Manager of The Ninigret Group, L.C., which is the Manager of KPFN Properties, LLC, a Utah limited liability company, and acknowledged to me that said limited liability company executed the same.

A handwritten signature in black ink, appearing to read "Cortlund G. Ashton", written over a horizontal line.

Notary Public

EXHIBIT A

(Legal Description of the Property)

That certain real property located in Davis County, Utah specifically described as follows:

PARCEL 1:

All of Lot 7, WOODLAND PARK COMMERCIAL SUBDIVISION, according to the official plat thereof on file and of record in the Davis County Recorder's office, recorded February 8, 1995 as Entry No. 1164670 in Book 1846 at Page 148.

PARCEL 2:

All of Lot 8, WOODLAND PARK COMMERCIAL SUBDIVISION, according to the official plat thereof on file and of record in the Davis County Recorder's office, recorded February 8, 1995 as Entry No. 1164670 in Book 1846 at Page 148.

PARCEL 3:

All of Lot 12, WOODLAND PARK COMMERCIAL SUBDIVISION, 1ST AMENDMENT, according to the official plat thereof on file and of record in the Davis County Recorder's office, recorded January 10, 2017 as Entry No. 2994514 in Book 6679 at Page 62.

PARCEL 4:

All of Lot 13, WOODLAND PARK COMMERCIAL SUBDIVISION, 1ST AMENDMENT, according to the official plat thereof on file and of record in the Davis County Recorder's office, recorded January 10, 2017 as Entry No. 2994514 in Book 6679 at Page 62.

PARCEL 5:

All of Lot 14, WOODLAND PARK COMMERCIAL SUBDIVISION, 1ST AMENDMENT, according to the official plat thereof on file and of record in the Davis County Recorder's office, recorded January 10, 2017 as Entry No. 2994514 in Book 6679 at Page 62.

PARCEL 6:

The non-exclusive easements for access, utilities and use over certain Common Areas and the Common Parking Areas appurtenant to Parcels 1 through 5 described herein, for ingress and egress by vehicular and pedestrian traffic over and across the Common Roadways, as created and described in that certain Declaration of Covenants, Conditions and Restrictions and Grant of Easements recorded August 7, 1996 as Entry No. 1266307 in Book 2031 at Page 135.