

When Recorded Mail This Deed To:

FIDELITY NATIONAL TITLE  
1 E. Washington Street, Suite 450  
Phoenix, Arizona 85004  
Attn: Michelle J. Burton

Tax Parcel Nos.: 14-046-0055; <sup>49</sup>~~14~~-091-0031

136801 GTF

(Above Space for Recorder's Use Only)

**SPECIAL WARRANTY DEED**

FOR TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 612 NORTH STATE STREET LLC, a Utah limited liability company ("Grantor"), whose address is 145 Hudson Street, Suite 5C, New York, New York 10013, hereby CONVEY AND WARRANT against any and all who claim by, through or under Grantor unto CATNAP LLC, a Utah limited liability company ("Grantee"), whose address is 122 Jefferson Ave, Staten Island, NY 10306, all of Grantor's right, title and interest in and to the real property described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"), which Property is located in Utah County, Utah.

Subject only to the Permitted Exceptions set forth on Exhibit "B" attached hereto and by this reference made a part hereof and matters which would be disclosed by an accurate survey of the Property.

WITNESS, the hand of said Grantor, this 23<sup>rd</sup> day of March, 2021.

612 NORTH STATE STREET LLC,  
a Utah limited liability company

By: [Signature]  
Name: Michael Aviles  
Title: Sole Member

STATE OF New York ):  
COUNTY OF New York ):ss

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of March, 2021, by Michael Aviles, the Sole Member of 612 NORTH STATE STREET LLC, a Utah limited liability company.

[Signature]  
NOTARY PUBLIC

My commission expires:

8-1-21

ALINA AMADOR  
Commissioner of Deeds, City of New York  
No. 1-6996  
Cert. Filed in New York County  
Commission Expires on 8/1/2021

## EXHIBIT "A"

## PARCEL 1: (14-046-0055)

BEGINNING NORTH 550.72 FEET AND WEST 919.70 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDAN, AND RUNNING THENCE SOUTH 88°18'00" WEST 151.84 FEET TO THE EAST LINE OF STATE ROAD; THENCE NORTH 42°11'00" WEST 137.60 FEET ALONG SAID STREET LINE; THENCE NORTH 60°19'00" EAST 74.00 FEET ALONG FENCE LINE; THENCE NORTH 00°22'20" WEST 247.38 FEET ALONG THE CENTERLINE OF CANAL; THENCE NORTH 87°49'50" EAST 123.81 FEET; LESS AND EXCEPTING ANY PORTION LYING WITHIN THE 600 NORTH STREET RIGHT OF WAY.

## PARCEL 2: (49-091-0031)

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 600 NORTH STREET, SAID POINT BEING LOCATED NORTH 574.34 FEET AND WEST 923.23 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDAN, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°08'10" AN ARC LENGTH OF 107.32' FEET (THE CHORD OF WHICH BEARS SOUTH 69°04'05" WEST, 105.64 FEET); TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°13'55" AN ARC LENGTH OF 45.15 FEET (THE CHORD OF WHICH BEARS NORTH 85°23'03" WEST, 41.01 FEET) TO THE EAST LINE OF STATE ROAD; THENCE NORTH 42°16'06" WEST ALONG SAID EASTERLY LINE, 39.96 FEET; THENCE NORTH 88°19'19" EAST, 166.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

**EXHIBIT "B"**

To

**SPECIAL WARRANTY DEED**

**(Permitted Exceptions)**

[to be inserted from final proforma]

**PRO FORMA  
SCHEDULE B**

File No.: 136801-GTF

Policy No.: PRO FORMA

Revision No.: 1

Revision Date: March 30, 2021

**EXCEPTIONS FROM COVERAGE**

**PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Intentionally deleted by Title Company.
2. Intentionally deleted by Title Company.
3. Intentionally deleted by Title Company.
4. Intentionally deleted by Title Company.
5. Intentionally deleted by Title Company.
6. Intentionally deleted by Title Company.
7. Intentionally deleted by Title Company.
8. Intentionally deleted by Title Company.
9. Taxes for the year 2021 are accruing as a lien not yet due and payable under Parcel No. 14-046-0055. Taxes for the year 2020 have been paid in the amount of \$13,736.77 under Parcel No. 14-046-0055. (affects Parcel 1)
10. Taxes for the year 2021 are accruing as a lien not yet due and payable under Parcel No. 49-091-0031. Taxes for the year 2020 have been paid in the amount of \$518.06 under Parcel No. 49-091-0031. (affects Parcel 2)
11. The herein described Land is located within the boundaries of Lindon City, Lindon Metropolitan Water District, Central Utah Water Conservancy, Wasatch Mental Health Special Service District, North Utah Valley Animal Shelter Special Service District, and is subject to any and all charges and assessments levied thereunder.

NOTE: None due and payable at Date of Policy.

12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed herein. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
13. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
14. Intentionally deleted by Title Company.
15. Right of Way for A Canal (Name of canal not known), and any facilities appurtenant thereto,

**SCHEDULE B**  
**Part I**  
**(Continued)**

File No.: 136801-GTF

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including but not limited to, water pipelines and ditches, as the same may be found to intersect the herein described Land, together with any rights or asserted rights in and to said Canal or pertaining to the use and maintenance of said Canal. The Company further excepts any adverse claim based on (i) the assertion that some of the boundaries of the herein described Land have been affected by a change in the course of said Canal; (ii) the uncertainty of the boundaries of said Canal; and (iii) the assertion that the Land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands.

16. Right of Way and Utility Easement, including any presumed right, privilege and authority benefiting the corresponding Utility Company for overhead transmission lines (including all appurtenant posts, poles, anchors, cables, guy wires and fixtures), to construct, operate, maintain and remove equipment and other facilities, from time to time, upon, over and along the Southerly and Westerly boundaries of the subject Land, as evidenced by a visual inspection.
17. The legal description of Parcel 1 of the Land as set forth in Exhibit A hereof appears to gap mathematically with the record description of the parcel situated to the West under Utah County Tax Parcel No. 14-046-0052. The Title Company has not made a search of the Public Records as to the chain of title of said parcel to the West and therefore, makes no representation as to ownership, taxes, easements, encumbrances, or any other matters affecting the title to all or any portion of the said parcel to the West of Parcel 1 of the Land described in Exhibit A hereof.
18. Storm Water Maintenance Agreement by and between Super Sonic Car Wash and Lindon City, a Municipal Corporation, dated September 22, 2015 and recorded December 9, 2015 as Entry No. 110358:2015.
19. Public Utility Easement and City Utility Easement in favor of Lindon City, a Utah Municipal Corporation to install, operate, maintain, and replace Lindon City Utilities, including municipal water and sewer services, dated August 16, 2016 and recorded August 16, 2016 as Entry No. 77883:2016. (affects Parcel 2)
20. Intentionally deleted by Title Company.
21. Intentionally deleted by Title Company.
22. Intentionally deleted by Title Company.
23. A lease dated January 22, 2019 by and between 612 North State Street LLC, a Utah limited liability company (Landlord) and IMO US Utah, LLC, a Delaware limited liability company (Tenant), as disclosed in that certain Memorandum of Lease recorded January 24, 2019 as Entry No. 6081:2019. (affects Parcels 1 and 2)
24. Intentionally deleted by Title Company.
25. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).
26. Intentionally deleted by Title Company.
27. Intentionally deleted by Title Company.
28. Subject to the following matters disclosed on that certain survey prepared by Bock & Clark, having been certified under the date of November 21, 2018, as Job No. Unknown, by David D. Peterson,

**SCHEDULE B**  
**Part I**  
**(Continued)**

File No.: 136801-GTF

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a Professional Land Surveyor holding License No. 295720:

- a. Existing utilities, including but not limited to sanitary sewer line(s), storm drain line(s), power pole(s), grass detention, electric meter(s), storm inlet(s), water meter pit(s), sign(s), water line(s), water meter(s), located on and across the land without recorded easements
- b. The fact that the existing fence(s) are not located on the boundary line(s)

Notwithstanding those items described above, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts that may have arisen since the date of the above survey, which a current ALTA/NSPS Survey may disclose.