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7/7/2020 3:12:00 PM \$40.00
Book - 10975 Pg - 243-245
RASHELLE HOBBS
Recorder, Salt Lake County, UT
STEWART TITLE INS AGCY OF UT
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TAX NOTICE TO:
Sun Realty of St. George
ClO Investment Realty Advisors
1174 E. Graystone Way, STE 100
Salt Lake City, UT 84104

Space above for County Recorder's Use
County Tax Parcel No.:
09-31-381-003

SPECIAL WARRANTY DEED

Bridger Development Company, a Washington corporation, Grantor, hereby conveys and warrants against all claiming by through or under it to Sun Realty of St George, LLC, a Utah limited liability company, as to an undivided 28.63% interest; IRA 1024 L.L.C., a Utah limited liability company, as to an undivided 23.41% interest; Domum Investments, LLC, a Utah limited liability company, as to an undivided 5.73% interest; 155 Wentworth, LC, a Utah limited liability company, as to an undivided 6.44% interest; and Avenues Redevelopment LLC, a Utah limited liability company, as to an undivided 35.79% interest, all as tenants in common, Grantees, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah:

See Exhibit "A"
attached hereto and made a part hereof.

SUBJECT TO (i) City and/or County property taxes and assessments, not now delinquent; and (ii) all reservations, restrictions, encumbrances, easements, rights-of-way and possessory estates held by third parties (including leaseholds, licenses and adverse occupancies) which appear of record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

Dated this 6th day of July, 2020.

GRANTOR:

Bridger Development Company, a Washington corporation

By: Kraig Robinson
Print Name: Kraig Robinson
Title: President

**EXHIBIT A
TO
WARRANTY DEED**

Legal Description of the Property

The Property is situated in the County of Salt Lake, State of Utah and described as follows:

Beginning at the Southwest corner of Lot 2, Block 41, Plat "D", Salt Lake City Survey; thence East 6 rods; thence North 10 rods; thence West 6 rods; thence South 10 rods to the point of beginning.