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4/18/2019 8:37:00 AM \$18.00
Book - 10771 Pg - 601-603
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:

Wasatch Commercial Management, Inc.
595 South Riverwoods Parkway, Suite 400
Logan, Utah 84321

Tax Parcel No. 15302260060000; 15301010160000; 15301010170000; 15301260150000; 15301260140000

FATCA NCS - 943403-21

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, SUBURBAN LAND RESERVE, INC., a Utah corporation ("Grantor"), hereby conveys and warrants against only those claiming by, through or under it (and no others), to LAKE PARK QOZ BUSINESS, LLC, a Utah limited liability company, whose address is 595 South Riverwoods Parkway, Suite 400, Logan, Utah 84321 ("Grantee"), all right, title and interest in and to the real property located in Salt Lake County, Utah, and described as follows:

See Exhibit A, attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity; and

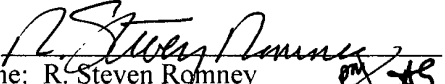
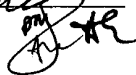
RESERVING specifically unto Grantor all water rights, including shares of stock in water companies, minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, under the above-described land, provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 18th day of April, 2019.

GRANTOR:

SUBURBAN LAND RESERVE, INC.
a Utah corporation

By: 
Name: R. Steven Romney
Its: President 

STATE OF UTAH)
 : ss.
COUNTY of SALT LAKE)

On this 16 day of April, 2019, before me personally appeared R. Steven Romney, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being duly sworn (or affirmed), did say that he is the President of SUBURBAN LAND RESERVE, INC., a Utah corporation, and that the foregoing document was signed by him on behalf of said corporation in his capacity as President.

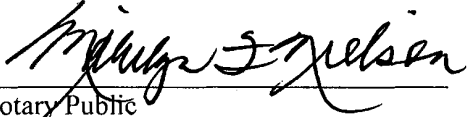

Notary Public



EXHIBIT A

(Property Legal Description)

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

LOT 1, LAKE PARK PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

LOT 1, STONEBRIDGE PARK COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

LOT 2, STONEBRIDGE PARK COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

LOT 4, STONEBRIDGE PARK COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

LOT 5, STONEBRIDGE PARK COMMERCIAL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.