

Recording Requested by:

Terra Springs, LLC

When Recorded Mail To:

Terra Springs, LLC
c/o J. Stuart Adams
475 North 300 West, Suite 204
Kaysville, UT 84037

Space Above for Recorder's Use

TAX ID # 66:527:0006

SPECIAL WARRANTY DEED

SMITH'S FOOD & DRUG CENTERS, INC., an Ohio corporation, Grantor, for the sum of Ten Dollars (\$10.00) and other valuable consideration, hereby conveys to **TERRA SPRINGS, LLC**, a Utah limited liability company, Grantee, the following described real property situate in Utah County, State of Utah:

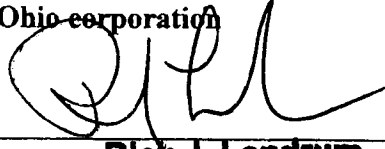
See Exhibit "A" attached hereto and incorporated herein.

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights-of-way and easements of record.

And Grantor warrants the title against all acts of Grantor and none other, subject to the matters set forth above.

WITNESS, the hand of said Grantor, this 13th day of July, 2021.

SMITH'S FOOD & DRUG CENTERS, INC.,
an Ohio corporation

By: 
Name: Rick J. Landrum
Its: Vice President



State of Ohio

County of Hamilton

The foregoing instrument was acknowledged before me this 13th day of July, 2021 by Rick J. Landrum Vice President, of Smith's Food & Drug Centers, Inc., an Ohio corporation, on behalf of the corporation.

Christina L. Rice
Notary Public

My commission expires: February 24, 2025



CHRISTINA L. RICE
Notary Public, State of Ohio
My Commission Expires:
February 24, 2025

EXHIBIT "A"

LOT 6, SPRINGVILLE MARKETPLACE SUBDIVISION AS SHOWN ON THE OFFICIAL
PLAT THEREOF FILED IN THE OFFICE OF THE RECORDER OF UTAH COUNTY,
UTAH.

Parcel ID # 166:527:0006