

WHEN RECORDED, RETURN TO  
AND SEND TAX NOTICES TO:

Brokers Investments, LC  
243 East St. George Boulevard, Suite 200  
St. George, Utah 84770  
Attention: Jon Walter  
# 54-420-0011  
# 148065-BHM

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of December 9, 2021, is executed by URBAN GROVE, LLC, a Utah limited liability company, having an address at 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 ("Grantor"), in favor of BROKERS INVESTMENTS, LC, a Utah limited liability company, whose address is 243 East St. George Boulevard, Suite 200, St. George, Utah 84770 ("Grantee").

### WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Utah County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon (the "Property").

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity and matters which may be disclosed by an accurate survey of the Property.

This Special Warranty Deed may be executed in counterparts.

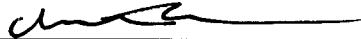
[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the date and year first written above.

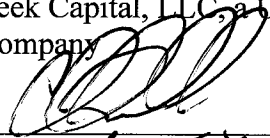
GRANTOR:

URBAN GROVE, LLC, a Utah limited liability company, by its Managers

KC Gardner Company, L.C., a Utah limited liability company

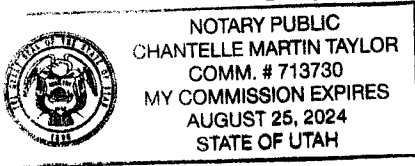
By:   
Name: Christian Gardner  
Title: Manager

Grove Creek Capital, LLC, a Utah limited liability company

By:   
Name: C Henner  
Its: MANAGER

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

On this 6<sup>th</sup> day of December, 2021 personally appeared before me Christian Gardner manager of KC Gardner Company, L.C., a manager of URBAN GROVE, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires:

Chantelle Martin Taylor  
NOTARY PUBLIC  
Residing at: Lehi UT

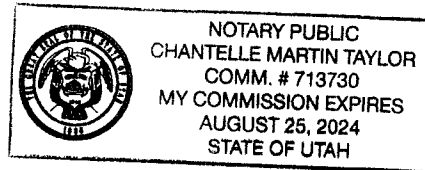
STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On this 7<sup>th</sup> day of December, 2021 personally appeared before me Cameron Hellewell the Manager of Grove Creek Capital, LLC, a Utah limited liability company, a manager of URBAN GROVE, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

My Commission Expires:

08-25-2024

Chantelle Martin Taylor  
NOTARY PUBLIC  
Residing at:



**EXHIBIT A**

Legal Description of Real Property

Lot 11, THE VOID PLAT "F", according to the official plat thereof as recorded in the office of the Utah County Recorder on December 1, 2021 as Entry No. 200735:2021.

Tax Parcel Id No. 54-420-0011