

AFTER RECORDING RETURN TO:

Antelope Layton, LLC
10934 Fern Ridge Dr.
South Jordan, Utah 84009
Attn: Alma T. Jeppson

APN: 09-022-0171

NCS-1020599-JH

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, SERITAGE KMT FINANCE LLC, a Delaware limited liability company ("Grantor"), hereby grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any party whatsoever, to ANTELOPE LAYTON, LLC, a Utah limited liability company ("Grantee"), whose mailing address is 10934 Fern Ridge Dr. South Jordan, Utah 84009, all of Grantor's right, title and interest in and to that certain parcel of land located in Davis County, Utah and legally described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

TOGETHER WITH all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining to the Property.

SUBJECT TO all (i) (a) real property taxes and assessments, both general and special, which are a lien on the Property, but not yet due and payable as of the date hereof; (b) covenants, conditions, reservations, restrictions and other matters of record; (c) zoning and building ordinances; (d) easements and rights of way, if any; (e) matters that would be disclosed by an accurate survey of the Property; (f) any leases; and (g) the Memorandum of Lease.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 27th day of August, 2020.

Grantor: SERITAGE KMT FINANCE LLC,
a Delaware limited liability company

By: [Signature]
Name: Matthew Fernand
Its: Vice President

STATE OF NEW YORK)
) ss.
COUNTY OF NASSAU)

On this 24 day of August, 2020, personally appeared before me Matthew Fernand, whose identity is personally known to me or proved on the basis of satisfactory evidence, and who acknowledged before me that he signed the foregoing instrument in his capacity as the Vice President of SERITAGE KMT FINANCE LLC, a Delaware limited liability company.

GIVEN under my hand and notarial seal this 24 day of August, 2020.

[Signature]
Notary Public

My commission expires: 12/10/21

MARJORIE H. HOFFMAN
NOTARY PUBLIC, STATE OF NEW YORK
No. 01H06067415
Qualified in Nassau County
Commission Expires Dec. 10, 2021

EXHIBIT 'A'

ANTELOPE SQUARE K-MART PARCEL:

BEGINNING AT A POINT NORTH 0°03'10" EAST 50.00 FEET AND SOUTH 89°47' WEST 502.16 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°03'10" EAST 451.83 FEET; THENCE NORTH 89°56'50" WEST 676.71 FEET; THENCE SOUTH 53°13' WEST 33.42 FEET; THENCE SOUTH 36°47' EAST 65.00 FEET; THENCE SOUTH 53°13' WEST 98.00 FEET; THENCE SOUTH 36°47' EAST 404.04 FEET; THENCE NORTH 89°47' EAST 500.69 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR WIDENING OF HIGHWAY STATE ROUTE 108 KNOWN AS PROJECT NO. 2008 BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY AT A POINT 50.00 FEET NORTH 0°03'10" EAST AND 502.16 FEET SOUTH 89°47' WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7, AND RUNNING THENCE SOUTH 89°47' WEST 500.69 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE EXISTING U.S. HIGHWAY 91; THENCE NORTH 36°47' WEST 9.96 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO A POINT 57.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT; THENCE NORTH 89°47' EAST 506.66 FEET ALONG A LINE PARALLEL TO SAID CONTROL LINE; THENCE SOUTH 0°03'10" WEST 8.00 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

AS GRANTED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED NOVEMBER 5, 1990 AS ENTRY NO. 907194 IN BOOK 1379 AT PAGE 635 OF OFFICIAL RECORDS.

ALSO, LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR THE CONSTRUCTION OF A TRAFFIC SIGNAL KNOWN AS PROJECT NO. S-0126(30)0, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SE1/4SW1/4 OF SECTION 07, T. 4N., R. 1W., S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SR-108 AND THE EAST RIGHT OF WAY LINE OF SR-126, WHICH POINT IS 58.00 FEET NORTH 00°03'10" EAST AND 1008.88 FEET SOUTH 89°47'00" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 7, WHICH POINT IS ALSO 4515.87 FEET NORTH 53°29'42" WEST FROM THE WEST QUARTER CORNER OF SECTION 17 OF SAID TOWNSHIP, WHICH POINT IS ALSO 49.54 FEET PERPENDICULARLY DISTANT EASTERLY FROM CENTERLINE OF SR-108 AT ENGINEER STATION 606+43.47 AND RUNNING THENCE NORTH 36°47'00" WEST 10.13 FEET ALONG SAID EAST RIGHT OF WAY LINE OF SR-126; THENCE SOUTH 89°58'57" EAST 19.11 FEET; THENCE SOUTH 35°21'39" EAST 9.85 FEET; THENCE SOUTH 89°47'00" WEST 18.75 FEET TO THE POINT OF BEGINNING (BASIS OF BEARING FOR SECTION 17 BEING NORTH 89°56'24" EAST BETWEEN SAID WEST QUARTER CORNER AND THE CENTER OF SAID SECTION 17).

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 00°01'03" COUNTER-CLOCKWISE TO MATCH HIGHWAY BEARINGS.)

AS GRANTED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED FEBRUARY 27, 2015 AS ENTRY NO. 2850935 IN BOOK 6213 AT PAGE 992 OF OFFICIAL RECORDS.