

WHEN RECORDED, MAIL TO:

Cheney Law Group
2825 E. Cottonwood Pkwy, Suite 500
Cottonwood Heights, UT 84121
Attn: Brian C. Cheney

SPECIAL WARRANTY DEED

RG LAKEVIEW, LLC, a Utah limited liability company, whose address is 2265 E. Murray Holladay Road, Holladay, Utah 84117, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS** against all who claim by, through, or under Grantor, to **LBP BUILDING 1, LLC, a Utah limited liability company**, whose address is 2265 E. Murray Holladay Road, Holladay, Utah 84117, Grantee, the following described real property, situate in Tooele County and State of Utah, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.

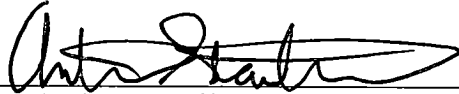
SUBJECT, HOWEVER, to all easements, rights-of-way, reservations and restrictions, including all minerals and mineral rights of any kind, now of record.

[signature page to follow]

WITNESS my hand this 23 day of November, 2020.

RG LAKEVIEW, LLC
a Utah limited liability company

By: RG IV, LLC, a Utah limited liability company
Its: Sole/Managing Member

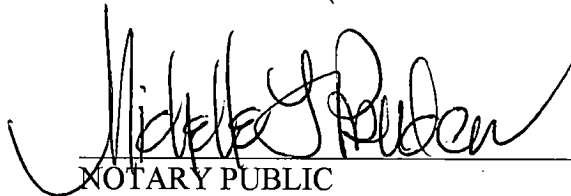


By: Anthon Stauffer
Its: Manager

STATE OF UTAH)
) *Toode*) ss.
COUNTY OF SALT LAKE)

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by Anthon Stauffer, Manager of RG IV, LLC, sole and managing member of RG LAKEVIEW, LLC, this 23 day of November, 2020.

WITNESS my hand and official seal.



NOTARY PUBLIC
My Commission Expires:

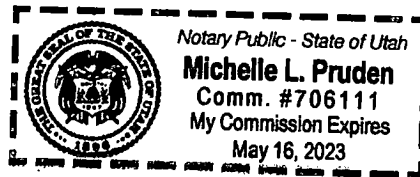


EXHIBIT A TO SPECIAL WARRANTY DEED

That certain real property in the County of Tooele, State of Utah, more particularly described as follows:

All of Lot 1, Lakeview Business Park Subdivision Final Plat Phase 1, according to the official plat thereof recorded November 3, 2020 as Entry No. 526245 in the office of the Tooele County Recorder.

Tax Id No.: **21-093-6-0001**