E 3318674 B 7644 P 407-410
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/24/2020 9:13:00 AM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR FIRST AMERICAN TITLE-N

WHEN RECORDED, MAIL TO:

Allan J. Weiss Wachtel Missry LLP 1 Dag Hammarskjold Plaza 885 2nd Ave., 47th Floor New York, NY 10017 APN: 15-037-0001

SPECIAL WARRANTY DEED

CLEARFIELD LAND AND MANAGEMENT, a California General Partnership, whose address is 547 San Vincente Cir., Salinas, CA 93901, 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 to 440 S Main, LLC, a Delaware limited liability company, whose address is 466 Central Ave., 2nd Floor, Cedarhurst, NY 11559, Grantee, warranting title against persons claiming by, through or under Grantor the following described real property, situate in Davis County and State of Utah, 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 TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 18 day of November, 2020.	
Calif	ARFIELD LAND AND MANAGEMENT, a fornia general partnership. SCHELL H. SMITH, Managing General ner
STATE OF CALIFORNIA) : ss. COUNTY OF On the day of November, 2020, personally appeared before me HERSCHELL H. SMITH, Managing General Partner of CLEARFIELD LAND AND MANAGEMENT, a California general partnership, who is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.	
Se NOT	NESS my hand and official seal C Abached abababaguent CARY PUBLIC

ACKNOWLEDGMENT A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California A. Escoto, Notary Public A Notary Public personally at who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(les), and that by his/her/their signature(s) on the Instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand en A. ESCOTO Notary Public - California Monterey County Signatur Commission # 2175447 Comm. Expires Jan 9, 202 (Seal) * Special Warranty Tee

Exhibit "A"

Real property in the City of Clearfield, County of Davis, State of Utah, described as follows:

Lot 1, FREEPORT COLD STORAGE SUBDIVISION, according to the Official Plat thereof on file and of record in the Davis County Recorder's Office.

Land Tax Serial No. 15-037-0001