

HLI-90888

Record and Return To:
C.A. Fullmer Family, L.L.C.
PO Box 127
Logan, Utah 84323

Mail Tax Notice To:
C.A. Fullmer Family, L.L.C.
PO Box 127
Logan, Utah 84323

Tax Parcel No.: 05-014-0077

Ent 1206783 Bk 2044 Pg 1421
Date: 25-Oct-2018 02:42 PM Fee \$20.00
Cache County, UT
Michael Gieed, Rec. - Filed By SG
For HICKMAN LAND TITLE COMPANY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is given by **CACHE VALLEY REALTY LLC**, a Utah limited liability company, as to an undivided 55% interest, **CACHE CH LLC**, a Utah limited liability company, as to an undivided 40% interest, and **CACHE NASSIM LLC**, a Utah limited liability company, as to an undivided 5% interest, whose collective address is 150 Great Neck Road, Suite 304, Great Neck, New York 11021 ("Grantor"), to **C.A. FULLMER FAMILY L.L.C.**, a Utah limited liability company, PO Box 127 Logan, Utah 84323 ("Grantee").

In consideration of the sum of Six Hundred Fifty Thousand and 00/100 (\$650,000.00) Dollars and other valuable consideration, Grantor hereby conveys and warrants against all those claiming by, through, or under Grantor, to Grantee all of the right, title and interest in and to that certain real property located in Cache County, State of Utah (the "Subject Property") with a legal description of:

See Exhibit "A" attached hereto.


Together with the benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any way appertaining thereto, and any and all right, title, and interest of Grantor in and to adjacent roads, rights-of-way, mineral rights, water rights, and easements.

[signatures on following page]

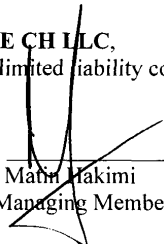
IN WITNESS WHEREOF, Grantor has executed this instrument this ____ day of October, 2018.

GRANTOR:

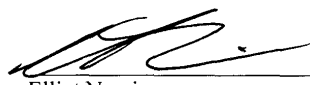
CACHE VALLEY REALTY LLC,
a Utah limited liability company
By: NAMCO REALTY LLC, a New York
limited liability company, its Managing
Member
By: NAMCO REALTY LTD., a British
Virgin Islands company, its Managing
Member

By: 
Name: Igal Namdar
Title: CEO & Sole Shareholder

CACHE CH LLC,
a Utah limited liability company

By: 
Name: Martin Makimi
Title: Managing Member

CACHE NASSIM LLC,
a Utah limited liability company

By: 
Name: Elliot Nassim
Title: Managing Member

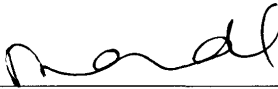
[ACKNOWLEDGMENTS ON FOLLOWING PAGE]

ENC 1206783 Bk 2044 Pg 1422

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

The foregoing instrument was acknowledged before me this 17th day of October 2018, by Igal Namdar, CEO & Sole Shareholder of NAMCO REALTY LTD., a British Virgin Islands company, the Managing Member of NAMCO REALTY LLC, a New York limited liability company, the Managing Member of CACHE VALLEY REALTY LLC, a Utah limited liability company, for and on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



NOTARY PUBLIC

DEBRA A. MANDL
Notary Public, State of New York
No. 02MA6289076
Qualified in New York County
Commission Expires September 23, 2021

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

The foregoing instrument was acknowledged before me this 17th day of October 2018, by Matin Hakimi, the Managing Member of CACHE CH LLC, a Utah limited liability company, for and on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



NOTARY PUBLIC

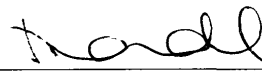
DEBRA A. MANDL
Notary Public, State of New York
No. 02MA6289076
Qualified in New York County
Commission Expires September 23, 2021

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

The foregoing instrument was acknowledged before me this 17th day of October 2018, by Elliot Nassim the Managing Member of CACHE NASSIM LLC, a Utah limited liability company, for and on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Enc 1206783 Bk 2044 Pg 1423



NOTARY PUBLIC

DEBRA A. MANDL
Notary Public, State of New York
No. 02MA6289076
Qualified in New York County
Commission Expires September 23, 2021

File No. 90888

Exhibit A

PARCEL 1:

PART OF LOTS 7 AND 8, CACHE VALLEY MALL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT OF SAID SUBDIVISION, FILED JULY 5, 2018 AS ENTRY NO. 1199084, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF CACHE COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:

PART OF SECTION 27 TOWNSHIP 12 NORTH RANGE 1 EAST SALT LAKE MERIDIAN, LOCATED IN LOGAN CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF MARKET PLACE SUBDIVISION, ENTRY NUMBER 755506; THENCE S 88°33'21"E 267.13 FEET ALONG THE NORTH LINE OF SAID LOT AND ITS EXTENSION; THENCE N1°30'32"E 52.00 FEET TO THE POINT OF BEGINNING; THENCE N88°33'21"W 265.44 FEET; THENCE N1°19'02"E 101.37 FEET; THENCE S88°40'58"E 41.46 FEET; THENCE N1°09'47"E 277.57 FEET; THENCE S88°52'43" E 126.14 FEET; THENCE S59°53'57"E 70.09 FEET; THENCE S81°55'55"E 38.57 FEET; THENCE S1°30'32"W 341.68 FEET TO THE POINT OF BEGINNING.

PARCEL 1A: ACCESS EASEMENT

PART OF LOTS 7 AND 8, CACHE VALLEY MALL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT OF SAID SUBDIVISION, FILED JULY 5, 2018 AS ENTRY NO. 1199084, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER OF CACHE COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:

PART OF SECTION 27 TOWNSHIP 12 NORTH RANGE 1 EAST SALT LAKE MERIDIAN, LOCATED IN LOGAN CITY, CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF MARKET PLACE SUBDIVISION, ENTRY NUMBER 755506; THENCE S 88°33'21"E 281.13 FEET ALONG THE NORTH LINE OF SAID LOT AND ITS EXTENSION; THENCE N1°30'32"E 40.00 FEET TO THE POINT OF BEGINNING AT THE INTERSECTION OF THE WEST LINE OF 200 EAST STREET AND THE NORTH LINE OF CACHE VALLEY BOULEVARD; THENCE N88°33'21"W 341.07 FEET ALONG SAID NORTH LINE; THENCE N1°25'25"E 50.34 FEET; THENCE NORTHWESTERLY 20.41 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 41.50 FEET AND A LONG CHORD BEARING N12°39'55"W 20.20 FEET; THENCE N26°45'14"W 56.06 FEET; THENCE N 45°57'11"E 38.68 FEET; THENCE S85°01'25"E 89.02 FEET; THENCE S88°36'53"E 18.22 FEET; THENCE S1°09'47"W 28.00 FEET; THENCE N88°40'58"W 41.46 FEET; THENCE S1°19'02"W 1.23 FEET; THENCE N82°05'55"W 29.61 FEET; THENCE SOUTHWESTERLY 33.83 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 15.50 FEET AND A LONG CHORD BEARING S35°22'30"W 27.50 FEET; THENCE S27°09'04"E 38.27 FEET; THENCE SOUTHEASTERLY 20.45 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 41.50 FEET AND LONG CHORD BEARING S13°01'53"E 20.25 FEET; THENCE S1°05'17"W 27.44 FEET; THENCE S88°33'21"E 286.89 FEET; THENCE N1°30'32"E 341.68 FEET; THENCE N81°55'55"W 38.57 FEET; THENCE N59°53'57"W 70.09 FEET; THENCE N88°52'43"W 126.14 FEET; THENCE N1°11'59"E 40.00 FEET; THENCE S88°52'43"E 72.80 FEET; THENCE S82°32'59"E 57.85 FEET; THENCE SOUTHEASTERLY 17.88 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 44.50 FEET AND LONG CHORD BEARING S71°02'15"E 17.76 FEET; THENCE S59°31'32"E 32.09 FEET; THENCE SOUTHEASTERLY 26.27

Ent 1206783 Bk 2044 Pg 1424

File No. 90888
FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 55.50 FEET
AND A LONG CHORD BEARING S73°05'10"E 26.03 FEET; THENCE S86°38'48"E 39.79 FEET TO
THE WEST LINE OF SAID 200 EAST STREET; THENCE S1°30'32"W 396.21 FEET ALONG SAID
EAST LINE TO THE POINT OF BEGINNING.

05-014-0006 (part)

Ent 1206783 Bk 2044 Pg 1425