

WHEN RECORDED RETURN TO AND SEND TAX NOTICE TO:

CW The Darlene, LLC
Attn: Tony Hill
1222 West Legacy Crossing Boulevard, Suite 6
Centerville, UT 84014
CT-148700-CAB

SPECIAL WARRANTY DEED

TIN 15-12-258-033

DEWEY 9TH, LLC, a Utah limited liability company (“Grantor”), for consideration paid, conveys and warrants against all claiming by, though, or under Grantor, but not otherwise, to CW The Darlene, LLC, a Utah limited liability company, whose current address is 1222 West Legacy Crossing Boulevard, Suite 6, Centerville, UT 84014, the following described real property situated in Salt Lake County, Utah:

SEE EXHIBIT “A” ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT ONLY TO (a) those exceptions to title set forth on Exhibit “B” attached hereto and incorporated herein by this reference, (b) all federal, state and local zoning, building, subdivision, land sales, land use, ecology, environmental protection and other laws, ordinances rules and regulations of governmental authorities, including those of any and all regulatory agencies and administrative officials having or asserting jurisdiction over the property, and (c) all matters that a physical inspection or accurate survey of the property would disclose.

[Remainder of page intentionally blank; signatures follow]

Dated this 22nd day of December, 2021.

“GRANTOR”

DEWEY 9TH, LLC,
a Utah limited liability company

By *Joseph L. Alfandre*
Name: Joseph L. Alfandre
Title: Manager

District of Columbia
STATE OF _____)
City of Washington : ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 22nd day of December, 2021, by Joseph L. Alfandre, as Manager of DEWEY 9TH, LLC, a Utah limited liability company.

Gustavo Tirado
NOTARY PUBLIC # 300
Residing at: 1700 K St. NW. Wash DC 20006

My Commission Expires:

GUSTAVO TIRADO
Notary Public, District of Columbia
My Commission Expires 1/14/2023

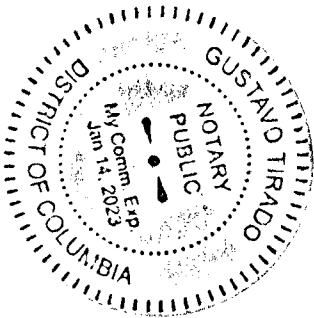


EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Legal Description

The real property referenced in the foregoing instrument is located in Salt Lake County, Utah and more particularly described as:

Beginning at the Southwest corner of Lot 33, Block 1, HUNTER'S SUBDIVISION OF BLOCK 23, 5 Acre Plat "A"; Big Field Survey, and running thence North 00°01'07" West 240.70 feet; thence North 89°56'40" East 152.62 feet; thence South 00°01'07" East 240.70 feet; thence South 89°56'40" West 152.62 feet to the point of beginning.

Tax Id No. 15-12-258-033

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

Permitted Exceptions

1. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims, or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
8. Any service, installation, connection, maintenance, or construction charges for sewer, water, electricity, or garbage collection or disposal, or other utilities unless shown as an existing lien by the Public Records.
9. The herein described Land is located within the boundaries of Salt Lake City, Salt Lake Metropolitan Water District, Salt Lake City Mosquito Abatement District, Central Utah Water Conservancy District, West Temple Gateway Neighborhood Development Plan, State Street Community Reinvestment Area, and is subject to any and all charges and assessments levied thereunder.
10. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating

thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

11. Claim, right, title or interest to water or water rights whether or not shown by the public records.
12. Right of Way and Utility Easement, including any presumed right, privilege and authority benefiting the corresponding Utility Company for overhead transmission lines (including all appurtenant posts, poles, anchors, cables, guy wires and fixtures), to construct, operate, maintain and remove equipment and other facilities, from time to time, upon, over and across the North boundary of the subject Land, as evidenced by a visual inspection.
13. Notice of Subdivision Lot Consolidation, dated May 28, 2020 and recorded June 3, 2020 as Entry No. 13288806 in Book 10955 at Page 435.
14. Subject to the following matters disclosed on that certain survey prepared by Ensign, having been certified under the date of November 6, 2018, as Job No. 8671, by Patrick M. Harris, a Professional Land Surveyor holding License No. 286882:
 - a. Fence line encroachment along the Westerly and Southerly boundary lines
 - b. Existing utilities, including but not limited to overhead power line(s), light pole(s), power pole(s), electric box(es), electric meter(s), water manhole(s), sanitary sewer manhole(s), fire hydrant(s), storm drain manhole(s), storm drain catch basin(s), water valve(s) located on and across the Land without recorded easements and any rights associated with the same.
15. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).
16. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.