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RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, MAIL TO:

Atlas QOZ Holdings, LLC
c/o Wasatch Commercial Management, Inc.
Attn: Dell Loy Hansen
595 South Riverwoods Parkway, Suite 400
Salt Lake City, Utah 84321

WITH A COPY TO:

Atlas QOZ Holdings, LLC
c/o Wasatch Commercial Management, Inc.
Attn: John Dahlstrom
299 South Main Street, Suite 2400
Salt Lake City, Utah 84111
FATCO NCS-986202-ai

Tax Parcel No.: 07-35-476-006-0000

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, SUBURBAN LAND RESERVE, INC., a Utah corporation ("Grantor"), hereby conveys and warrants against only those claiming by, through or under it (and no others), to ATLAS QOZ HOLDINGS, LLC, a Utah limited liability company, whose address is 595 S. Riverwoods Parkway, Suite 400, Salt Lake City, Utah 84321 ("Grantee"), all right, title and interest in and to the real property located in Salt Lake County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity; and

RESERVING specifically unto Grantor all water rights, including shares of stock in water companies, minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, under the above-described land, provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

[Signature and Acknowledgement to Follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 13 day of November 2019.

SUBURBAN LAND RESERVE, INC.,
a Utah corporation

By: R. Steven Romney
R. Steven Romney, President *SR*

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

Acknowledged before me this 13 day of November 2019, by R. Steven Romney, the President of SUBURBAN LAND RESERVE, INC., a Utah corporation.



Marilyn F. Nielson
Notary Public

EXHIBIT A

REAL PROPERTY DESCRIPTION

That certain real property located in Salt Lake County, Utah, specifically described as follows:

LOT 14A, BONNEVILLE CENTER PLAT E – 1ST AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED NOVEMBER 8, 2013, AS ENTRY NO. 11756861, IN BOOK 2013P OF PLATS AT PAGE 234 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER'S OFFICE.