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9/13/2021 11:05:00 AM \$40.00
Book - 11237 Pg - 6130-6132
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

When Recorded Mail This Deed To:
First American Title Insurance Company
3455 Peachtree Road NE, Suite 675
Atlanta, GA 30326
Attn: Angie Yarbrough

Mail Tax Notice to:
WPT Broken Rock, LP
150 South Fifth Street, Suite 2675
Minneapolis, MN 55402
Attn: Asset Manager

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

MG BROKENROCK LLC, a Delaware limited liability company, ("Grantor"), does hereby CONVEY AND WARRANT against all who claim by, through, or under the Grantor, unto WPT BROKEN ROCK, LP, a Delaware limited partnership, with an address of 150 South Fifth Street, Suite 2675, Minneapolis, MN 55402 ("Grantee"), for the sum of \$10.00, the following described real property in Salt Lake County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to and except for: Non-delinquent real property taxes and assessments; rights of parties in possession as tenants only, under unrecorded leases; matters that a complete and accurate survey of the said real property would disclose; all covenants, conditions, easements, reservations and restrictions of to the extent such matters are valid, subsisting and affect the said real property.

Grantor and Grantee agree that the provisions of Paragraph 10 of Exhibit B to that certain Deed dated October 16, 2002 from Kennecott Utah Copper Corporation, as grantor, to OM Enterprises Company, as grantee, recorded in the Official Records of Salt Lake County as Instrument No. 8442505, including, without limitation, the "Well Prohibition Covenant" [which prohibits drilling of water wells on the land] and the "Subsequent Transfer Covenant" [which requires that the Well Prohibition Covenant be inserted in all future deeds for such land] (as such terms are defined in such Paragraph 10), are hereby incorporated into this Deed and shall be binding on Grantee, its successors and assigns.

WITNESS, the hand of said Grantor, this 8th day of September, 2021.

MG BROKENROCK LLC
a Delaware limited liability company

By: [Signature]

Name: Tobias Lawry
Title: Manager

State of California)
) ss.
County of Orange)

The foregoing instrument was acknowledged before me this 8th day of Sept, 2021 by Tobias Lawry, Manager of MG Brokenrock LLC.

[Signature]
Notary Public

(Seal)
My commission expires: AUGUST 21, 2023
Residing at: LAGUNA BEACH, CA

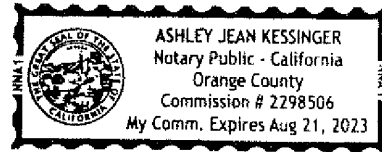


EXHIBIT A
TO SPECIAL WARRANTY DEED

Tax Parcel No. 26-14-126-008-0000

Legal Description

AMENDED LOT C101, KENNECOTT DAYBREAK COMMERCE PARK PLAT 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING SOUTH 89°55'04" EAST -2651.295 FEET BETWEEN THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION 14) AND RUNNING SOUTH 89°55'04" EAST ALONG THE NORTH LINE OF SAID SECTION 14 FOR 159.07 FEET TO NORTHEAST CORNER OF LOT C-101 OF KENNECOTT DAYBREAK COMMERCE PARK PLAT 1, RECORDED IN BOOK 2008P AT PAGE 298 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE CONTINUING ALONG THE BOUNDARY OF SAID LOT C-101 WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 13,759.88 FEET WHOSE CENTER BEARS SOUTH 80°09'26" WEST WITH A CENTRAL ANGLE OF 00°16'24" (CHORD BEARING AND DISTANCE OF SOUTH 09°42'22" EAST -65.65 FEET) FOR AN ARC DISTANCE OF 65.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE BOUNDARY OF SAID LOT C-101 FOR THE FOLLOWING TEN (10) COURSES: WITH A 13,759.88 FOOT RADIUS CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 80°25'50" WEST WITH A CENTRAL ANGLE OF 03°07'30" (CHORD BEARING AND DISTANCE OF SOUTH 08°00'25" EAST -750.40 FEET) FOR AN ARC DISTANCE OF 750.49 FEET; THENCE SOUTH 00°00'41" WEST FOR 453.30 FEET; THENCE NORTH 89°36'39" WEST FOR 76.15 FEET; THENCE SOUTH 65°51'23" WEST FOR 400.85 FEET; THENCE SOUTH 71°27'17" WEST FOR 77.22 FEET; THENCE SOUTH 56°41'01" WEST FOR 195.67 FEET; THENCE NORTH 89°36'39" WEST FOR 159.23 FEET; THENCE NORTH 38°55'17" WEST FOR 423.92 FEET; THENCE WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 76.00 FEET WHOSE CENTER BEARS NORTH 11°55'37" WEST WITH A CENTRAL ANGLE OF 168°00'10" (CHORD BEARING AND DISTANCE OF NORTH 05°55'38" WEST -151.17 FEET) FOR AN ARC DISTANCE OF 222.85 FEET; THENCE NORTH 00°04'17" EAST FOR 620.96 FEET; THENCE NORTH 56°54'49" EAST FOR 646.14 FEET; THENCE SOUTH 00°04'17" WEST FOR 210.00 FEET; THENCE SOUTH 89°55'43" EAST FOR 250.00 FEET; THENCE NORTH 00°03'15" EAST FOR 150.00 FEET; THENCE NORTH 66°28'54" EAST FOR 243.62 FEET TO THE POINT OF BEGINNING.