

When recorded return to:
FR Extex, LLC
c/o Furniture Row USA, LLC
5641 N. Broadway
Denver, CO 80216

14010527 B: 11369 P: 8231 Total Pages: 5
09/02/2022 12:33 PM By: ggasca Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Tax Parcel No.: Not Yet Assigned

FROM 20-26-457-005 and 20-26-457-004
FILE NO. 143182-CAF

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

CW COPPER RIM 1, LLC, a Utah limited liability company, whose street address is 1222 W. Legacy Crossing Blvd., STE 6, Centerville, UT 84014, ("Grantor"), hereby convey and warrant against all persons and entities claiming by, through, or under them to FR EXTEX, LLC, a Texas limited liability company, whose street address is c/o Furniture Row USA, LLC, 5641 N. Broadway, Denver, CO 80216 ("Grantee") for the sum of Ten and No/100 Dollars (\$10.00) the following real property located in Salt Lake County, Utah:

See Schedule 1 attached hereto and incorporated herein by this reference, and all rights appurtenant thereto. Subject to taxes and assessments for the current year and subsequent years and the "Permitted Exceptions" expressly set forth on Schedule 2, attached hereto.

[Signature pages follow.]

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

GRANTOR:

CW COPPER RIM 1, LLC,
a Utah limited liability company

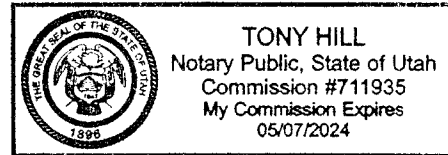
By: [Signature]
Name: Colin Wright
Title: Manager

[Acknowledgments page follows.]

State of UTAH)
) ss.
County of DAVIS)

The foregoing instrument was acknowledged before me this AUGUST 31, 2022 by Colin Wright as Manager of CW Copper Rim 1, LLC, a Utah limited liability company.

[Signature]
(Signature of Person Taking Acknowledgment)
(Seal) (Title) NOTARY PUBLIC



My commission expires: 5/7/24

Residing at: DAVIS COUNTY, UTAH

SCHEDULE I TO SPECIAL WARRANTY DEED
Legal Description of the Real Property

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MOUNTAIN VIEW CORRIDOR HIGHWAY, SAID POINT BEING NORTH 89°58'35" EAST 217.02 FEET ALONG THE SECTION LINE AND NORTH 0°01'25" WEST 84.35 FEET, AND NORTH 20°15'47" WEST 16.12 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID MOUNTAIN VIEW CORRIDOR HIGHWAY THE FOLLOWING TWO (2) COURSES: (1) NORTH 20°15'47" WEST 208.21 FEET TO A POINT OF CURVATURE ON A 1,108.00 FOOT RADIUS CURVE TO THE LEFT; (2) NORTHERLY 155.58 FEET ALONG THE ARC OF SAID CURVE, CHORD BEARS NORTH 24°17'06" WEST 155.45 FEET; THENCE NORTH 41°22'36" EAST 306.77 FEET; THENCE SOUTH 48°17'26" EAST 366.85 FEET TO A POINT OF CURVATURE ON A 142.00 FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY 91.57 FEET ALONG THE ARC OF SAID CURVE, CHORD BEARS SOUTH 66°45'54" EAST 89.99 FEET; THENCE SOUTH 0°02'45" EAST 287.48 FEET; THENCE SOUTH 89°58'48" WEST 423.52 FEET TO THE POINT OF BEGINNING

CONTAINS 214,066 SQUARE FEET, OR 4.914 ACRES

SCHEDULE 2 TO SPECIAL WARRANTY DEED
Permitted Exceptions

1. (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.
2. 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.
3. 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.
4. 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.
5. Taxes for the year 2022 are accruing as a lien not yet due and payable under previous Parcel No. 20-26-457-001. (covers this and other land) Taxes for the year 2021 have been paid in the amount of \$51,654.99 under previous Parcel No. 20-26-326-022. (covers this and other land)
6. The herein described Land is located within the boundaries of West Jordan City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, Central Utah Water Conservancy District, and is subject to all charges and assessments levied thereunder.
7. 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 herein. 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.
8. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
9. Master Development Agreement for Copper Rim by and among West Jordan City, a municipality and political subdivision of the State of Utah and CW Land Co., LLC, a Utah limited liability company, dated November 7, 2018 and recorded November 27, 2018 as Entry No. 12892584 in Book 10733 at Page 4678.
10. Declaration and Grant of Water Line Easement by and among Richard H. Jensen and Craig D. Jensen, and Robert S. Bowman, dated April 1, 2015 and recorded April 2, 2015 as Entry No. 12023110 in Book 10311 at Page 5547.

First Amendment to Declaration and Grant of Water Line Easement, recorded December 16, 2020 as Entry No. 13500156 in Book 11081 at Page 2975.

11. Rights of access to 7800 South and Mountain View Corridor have been relinquished to the State of Utah Condemnation recorded April 15, 2016 as Entry No. 12260863 in Book 10421 at Page 7405 of official records.
12. Notwithstanding the covered risks and insuring clauses as set forth in the policy or any assumption there exists a valid and subsisting right-of-way for access over and across an adjoining land for that purpose, the Company does not insure against loss or damage by reason of a lack of access to and from the Land to a dedicated public road, street or highway.
13. Subject to the following matters disclosed on that certain survey prepared by Ward Engineering Group, having been certified under the date of _____, as Job No. 4802-FURNROW01-21, by Sattar N. Tabriz, a Professional Land Surveyor holding License No. 155100:
 - a. Existing electrical line located on and across the Land without recorded easement