

WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:

MWIC Apartments, LLC
401 North 36th Street, Suite 104
Seattle, Washington 98103

TIN 14-32-201-090

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated the 24 day of April, 2023, is executed by TAMI R. LUND, an individual and GAILYN LUND, an individual (collectively, the "**Grantor**"), in favor of MWIC MAGNA, LLC, a Utah limited liability company, whose address is 401 North 36th Street, Suite 104, Seattle, Washington 98103 (hereinafter referred to as "**Grantee**").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficient of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, all of Grantor's right, title and interest in the real property (the "**Property**") located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon.

From and after the date hereof, the Property may only be used for open space and landscaping purposes. So long as Grantor, or its successors or assigns, own property adjacent to the Property, Grantor reserves the right, on a non-exclusive basis with Grantee, to access and use the open space located on the Property.

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

The division of land accomplished by this Special Warranty Deed is in anticipation of future land use approvals on the Property, does not confer any land use approvals, and has not been approved by the land use authority.

[SIGNATURE PAGES IMMEDIATELY FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

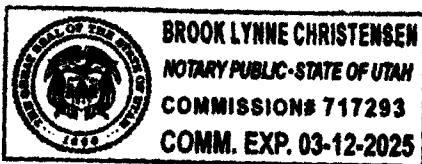
GRANTOR:

Tami R. Lund
Tami R. Lund, an individual

Gailyn Lund
Gailyn Lund, an individual

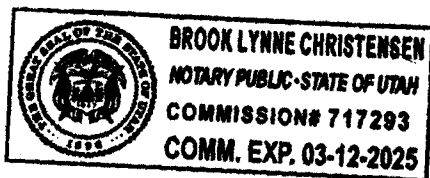
STATE OF Utah)
County of Salt Lake)^{SS}

The foregoing instrument was acknowledged before me this 24 day of April, 2023, by Tami R. Lund, an individual.



[Signature]
NOTARY PUBLIC

The foregoing instrument was acknowledged before me this 24 day of April, 2023, by Gailyn Lund, an individual.



[Signature]
NOTARY PUBLIC

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of Real Property

The following real property located in Salt Lake County, Utah:

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 89°49'24" East 1,013.68 feet and South 1,113.72 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running

thence East 48.35 feet;

thence South 52.73 feet;

thence North 89°49'26" West 48.50 feet;

thence North 00°10'12" East 52.58 feet to the point of beginning.

Contains 2,550 Square Feet or 0.059 Acres

Tax Parcel Number: 14-32-201-090