

WHEN RECORDED, PLEASE RETURN TO:

KMW Development L.L.C.
c/o Woodbury Corporation
2733 East Parleys Way, Suite 300
Salt Lake City, UT 84109

14109760 B: 11421 P: 4471 Total Pages: 3
05/25/2023 10:59 AM By: avice Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

22.09.228.040

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

HOLLABURY L.L.C., a Utah limited liability company, "Grantor", of 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84109, hereby conveys and warrants against all who claim by, through, or under Grantor, but not otherwise, to KMW DEVELOPMENT L.L.C., a Utah limited liability company, "Grantee", of 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84109, for the sum of Ten Dollars (\$10.00), the following described tract of land in Salt Lake County, Utah, to wit:

See Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

Together with all improvements thereon, and all rights, privileges, easements, tenements, and appurtenances belonging to the Property.

SUBJECT TO (i) all declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record or enforceable in law and/or equity; (ii) all gas, water, and mineral rights of others; (iii) any matters that would be disclosed by an accurate, current survey and inspection of the Property; and (iv) current taxes and assessments.

Dated this 2nd day of May 2023.

[Signatures and Acknowledgements Follow]

GRANTOR:

HOLLABURY L.L.C., a Utah limited liability company

By: WOODBURY CORPORATION,
a Utah corporation, Its Manager

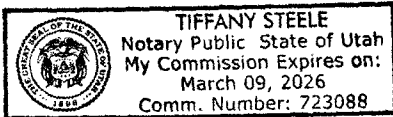
By: *O. Randall Woodbury*
O. Randall Woodbury, Vice Chairman

By: *Jeffrey K. Woodbury*
Jeffrey K. Woodbury, Sr. Vice President

ACKNOWLEDGMENTS

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

On the 15th day of May, 2023, before me personally appeared O. Randall Woodbury, to me personally known, who being by me duly sworn did say that he is the Vice Chairman of WOODBURY CORPORATION, known to be the Manager HOLLABURY L.L.C., and the person who executed the within instrument on behalf of said company herein named.



Tiffany Steele
Notary Public

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

On the 2nd day of May, 2023, before me personally appeared Jeffrey K. Woodbury, to me personally known, who being by me duly sworn did say that he is the Senior Vice President of WOODBURY CORPORATION, known to be the Manager HOLLABURY L.L.C., and the person who executed the within instrument on behalf of said company herein named.



Laurie Higgs
Notary Public

EXHIBIT A

Legal Description of the Property

That certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

All of Block C, of Royal Holladay Hills Subdivision #2 Amending Royal Holladay Hills Subdivision #1, recorded on June 25, 2021 in Book 2021P at Page 171 as Entry No. 13700581, in the Office of the County Recorder of Salt Lake County, Utah.

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