

WHEN RECORDED, RETURN TO:

Evergen Equity 18, LP
600 W. 5th Street #1200
Austin, Texas 78701

Tax Parcel No.: 16-19-153-004, 16-19-153-008,
16-19-153-005, 16-19-153-009, 16-19-153-006,
16-19-153-010, 16-19-153-007

177179-mcb

(Space above for Recorder's use only.)

SPECIAL WARRANTY DEED

EDISON WAY, LLC, a Nevada limited liability company ("Grantor"), for Ten Dollars and other good and valuable consideration hereby conveys and warrants, against all claiming by, through or under it, to EVERGEN EQUITY 18, LP, a Texas limited partnership ("Grantee"), with an address of 600 W. 5th Street #1200, Austin, Texas 78701, the following described property located in Salt Lake County, State of Utah (the "Property"):

[See Exhibit A attached hereto and incorporated herein by this reference]

SUBJECT TO current taxes and assessments, all matters of record, and all matters that would be shown by an accurate survey of the Property.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 26th day of June 2024.

EDISON WAY, LLC, a Nevada limited liability company

By: [Signature]
Name: STEVEN R. CRYSTAL
Its: MANAGING MEMBER

STATE OF Nevada)
County of Washoe)
ss.

The foregoing instrument was acknowledged before me this 26 day of June 2024, by Steven Crystal, the Managing Member of Edison Way, LLC.

[Signature]
NOTARY PUBLIC

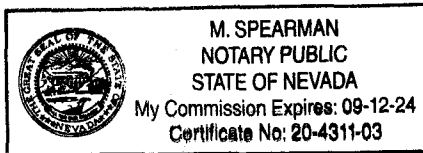


EXHIBIT A

Legal Description

PARCEL 1:

Lots 34 and 35, Block 1, BURTON PLACE PLAT "A", according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on September 18, 1913 as Entry No. 314721 in Book F of Plats at Page 107.

PARCEL 2:

Lots 36, 37 and 38, Block 1, BURTON PLACE PLAT "A", according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on September 18, 1913 as Entry No. 314721 in Book F of Plats at Page 107.

PARCEL 3:

Lots 39 and 40, Block 1, BURTON PLACE PLAT "A", according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on September 18, 1913 as Entry No. 314721 in Book F of Plats at Page 107.

PARCEL 4:

Lots 1, 2 and 3, Block 1, BURTON PLACE PLAT "A", according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on September 18, 1913 as Entry No. 314721 in Book F of Plats at Page 107.

PARCEL 5:

Lots 4 through 8, inclusive, Block 1, BURTON PLACE PLAT "A", according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on September 18, 1913 as Entry No. 314721 in Book F of Plats at Page 107.

PARCEL 6:

Lots 9 and 10, Block 1, BURTON PLACE PLAT "A", according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on September 18, 1913 as Entry No. 314721 in Book F of Plats at Page 107.

PARCEL 7:

Lots 11 and 12, Block 1, BURTON PLACE PLAT "A", according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on September 18, 1913 as Entry No. 314721 in Book F of Plats at Page 107.

Parcel Identification Numbers: 16-19-153-004, 16-19-153-005, 16-19-153-006, 16-19-153-007, 16-19-153-010, 16-19-153-009 and 16-19-153-008

