

**WHEN RECORDED, MAIL THIS DEED TO:
AND MAIL TAX NOTICES TO:**

CND-Ridgeview North, LLC
1111 North Post Oak Road
Houston, Texas 77055

ENT 184798:2021 PG 1 of 5
Andrea Allen
Utah County Recorder
2021 Oct 29 01:55 PM FEE 40.00 BY SM
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Tax Parcel Identification Numbers: See Exhibit A 12-003-0038 & 12-004-0031

CT- 148104-CAF

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

BOYER RIDGEVIEW COMMERCIAL, L.C., a Utah limited liability company (“**Grantor**”), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, but not otherwise, unto **CND-RIDGEVIEW NORTH, LLC**, a Utah limited liability company (“**Grantee**”), whose address is 1111 North Post Oak Road, Houston, Texas 77055, the following described premises in Utah County, State of Utah, to-wit:

[See Exhibit “A” attached hereto and by this reference made a part hereof (the “Real Property”)]

together with Grantor’s interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of the Grantor in and to (a) all improvements located thereon, and (b) all streets, alleys, easements and rights-of-way in, on or across the Real Property.

The foregoing conveyance is subject to (i) those exceptions set forth on Exhibit “B” attached hereto; (ii) real estate taxes not yet due and payable; (iii) any matter arising by, through or under Grantee; and (iv) any matter shown or otherwise reflected on the surveys of the Real Property previously provided to Grantee.

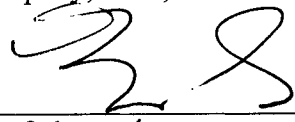
[Signature on following page]

WITNESS, the hand of said Grantor, this 28th day of October, 2021.

BOYER RIDGEVIEW COMMERCIAL, L.C., a Utah limited liability company, by its manager

The Boyer Company, L.C., a Utah limited liability company

By:



Name: Brian Gochnour
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake) : ss.

On the 28 day of October, 2021, personally appeared before me Brian Gochnour, who is a Manager of The Boyer Company, L.C., a Utah limited liability company, the manager of Boyer Ridgeview Commercial, L.C., a Utah limited liability company, who executed the forgoing instrument on behalf of said limited liability company.



NOTARY PUBLIC

Residing at: Davis County

My Commission Expires: 8/28/2025

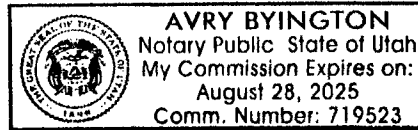


EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

(Legal Description of Property)

THE FOLLOWING PROPERTY LOCATED IN UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of North County Boulevard (SR-129) as established by a UDOT Project, Pin No. 16779, located N00°02'46"W 98.18 feet along the Section line and S89°57'14"W 72.36 feet from the East 1/4 Corner of Section 1, T5S, R1E, SLB&M (Basis of Bearing: S00°06'11"E between the East 1/4 Corner and the Southeast Corner of said Section 1); running thence N89°39'11"W 67.46 feet; thence S73°03'19"W 100.01 feet; thence South 41.02 feet; thence West 28.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 28.00 feet (radius bears: West) a distance of 35.13 feet through a central angle of 71°52'52" Chord: N35°56'26"W 32.87 feet; thence S73°03'19"W 235.67 feet; thence S16°56'41"E 77.43 feet; thence S73°02'18"W 82.00 feet; thence S16°57'42"E 119.43 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 222.00 feet (radius bears: N04°37'03"W) a distance of 17.89 feet through a central angle of 04°37'03" Chord: S87°41'29"W 17.89 feet; thence West 61.76 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: North 45°00'00" West 21.21 feet; thence North 874.30 feet to a point on the southerly line of a Corrected Special Warranty Deed as Recorded at Entry No. 79132:1998 in the Utah County Recorder's Office; thence along said southerly line, S89°54'26"E 187.95 feet to the westerly line of a Special Warranty Deed as recorded at Entry No. 87358:2010 in the Utah County Recorder's Office; thence along said deed line the following four (4) courses: (1) S00°05'34"W 21.13 feet; thence (2) S86°06'29"E 270.95 feet; thence (3) East 65.14 feet; thence (4) S52°50'22"E 39.12 feet to said westerly right-of-way line of North County Boulevard (SR-129); thence along said westerly right-of-way line S00°20'49"W 501.08 feet to the point of beginning.

Tax Id12-003-0038 and 12-004-0031
No.:

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

(Permitted Exceptions)

1. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (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.
6. 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.
7. 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 this Deed is recorded.
8. 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.
9. Taxes for the year 2021 were not assessed under Parcel Nos. 12-003-0038 and 12-004-0031 because of ownership by a tax-exempt entity. (covers this and other land)
10. General property taxes were not assessed against the Land because of ownership by a tax-exempt entity. The Land may be subject to a possible Appendix Roll Tax from the time of transfer into a non-exempt entity for the remainder of the taxing year.

11. The Land is located within the boundaries of Highland City, North Utah County Water Conservancy District, Timpanogos Special Service District, Central Utah Water Conservancy, Wasatch Mental Health Special Service District, North Utah Valley Animal Shelter Special Service District, Utah Valley Dispatch Special Service District, and is subject to any and all charges and assessments levied thereunder.

12. 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.

13. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.

14. The rights of the public and others entitled thereto, to use for street and incidental purposes any portion of the Land lying within the bounds of Cedar Hills Drive (also known as 10100 North Street).

15. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).

16. Intentionally deleted.

17. Subject to the following matters disclosed on that certain survey prepared by Focus Engineering & Surveying, LLC, having been certified under the date of September 10, 2021, as Job No. 21-0430, by Evan J. Wood, a Professional Land Surveyor holding License No. 183395:

- a. Existing utilities, including but not limited to: sanitary sewer line; irrigation ditch and boxes; storm drain line; and communications line located on and across the Land without recorded easements
- b. Existing fence not located on property line

18. 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.