



W3187473

WHEN RECORDED, MAIL TO:
AND MAIL TAX NOTICES TO:

WDG Roy, LLC
1178 West Legacy Crossing Boulevard, Suite 100
Centerville, Utah 84014
Attention: Spencer Wright

E# 3187473 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
30-Sep-21 11:50 AM FEE \$40.00 DEP DAC
REC FOR: FIRST AMERICAN TITLE INSURANCE COI
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HOMESTEAD PAVILION, LLC, a Delaware limited liability company, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and those claiming by, through or under Grantor, and no other actions (or inactions) of any other party whatsoever, to WDG ROY, LLC, a Utah limited liability company, as Grantee, the real property located in Weber County, Utah, described as follows:

See attached Exhibit A, incorporated by reference to this document (the "Property").

SUBJECT TO current taxes and assessments, zoning laws, rules and regulations, and to the reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record or apparent from an inspection or survey of the Property.

AND EXCEPTING, to the extent previously reserved or excepted by any other third party, and Grantee hereby acknowledges that Grantor makes no warranty as to: (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies; (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property; and (iii) all subsurface rights of any and all kinds below a depth of 500 feet below the surface of the Property to the extent not included in subsection (ii) above.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, this Special Warranty Deed is dated September 30 2021.

HOMESTEAD PAVILION, LLC, a Delaware limited liability company

By: Homestead Pavilion Managing Member, LLC, a Delaware limited liability company, its managing member

By: Joseph Kornwasser, its sole member

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On September 27, 2021 before me, Lori Guttenberg, Notary Public, personally appeared Joseph Kornwasser, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed the same in ~~his~~ her ~~their~~ authorized capacity(ies), and that by ~~his~~ her ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lori Guttenberg (Seal)



EXHIBIT A

LEGAL DESCRIPTION

LOT 4 OF THAT CERTAIN PLAT ENTITLED "HOMESTEAD ROY PAVILION" FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF WEBER, STATE OF UTAH, OCTOBER 15, 2009 AS ENTRY NO. 2439608 IN BOOK 70 AT PAGE 59.

APN: 09-052-0004