3438998 BK 7895 PG 1766

WHEN RECORDED, RETURN TO:

MUIR ENTERPRISES, INC. 3575 West 900 South Salt Lake City, Utah 84101 Attn: Phil Muir Tex TO: 14-479-0009 RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/30/2021 2:07:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR STEWART TITLE INS AGE

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SPECIAL WARRANTY DEED

For good and valuable consideration, CLINTON CITY CENTER, LLC, a Utah limited liability company (the "Grantor"), located and having a mailing address at 1178 W. Legacy Crossing Blvd., Suite 100, Centerville, Utah 84014, hereby CONVEYS AND WARRANTS against those claiming by, through or under said Grantor, but not otherwise, to MUIR ENTERPRISES, INC., a Utah corporation (the "Grantee"), located and having a mailing address at 3575 West 900 South, Salt Lake City, Utah 84101, the following described real property in Davis County, State of Utah, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon (the "Property") to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

The Subject Property is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, SUBJECT, HOWEVER, TO THE WARRANTIES OF TITLE SET FORTH IN THIS DEED. GRANTOR DOES NOT EXPRESSLY OR IMPLIEDLY WARRANT OR GUARANTEE THE CONDITION OF THE PROPERTY NOR ITS MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

Subject to all taxes, assessments, liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record.

CLINTON CITY CENTER, LLC, a Utah limited liability company

By: Spencer H. Wright

Its: Manager

STATE OF UTAH

) ss.

COUNTY OF DAVIS

)

The foregoing Special Warranty Deed was acknowledged before me this A day of November, 2021, by Spencer H. Wright, the Manager of CLINTON CITY CENTER, LLC.

NOTARY PUBLIC
JULIE B. BOYLE
708511
COMMISSION EXPIRES
OCTOBER 14, 2023
STATE OF UTAH

NOTARY SIGNATURE AND SEAL

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Exhibit "A" to Special Warranty Deed

The Property referred to in the foregoing instrument is located Davis County, State of Utah, and is more particularly described as follows:

Parcel 1:

Lot 9, PARK PLAZA SUBDIVISION 3rd AMENDMENT, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

PARCEL 1A:

Benefits, Rights of Ingress and Egress and other Easements as, contained in Easements Covenants, Conditions and Restrictions recorded November 20, 2007 as Entry No. 2322284, in Book 4413, Page 1462, of Official Records, and Reciprocal Easement Agreement With Covenants, Conditions and Restrictions, recorded March 14, 2008, as Entry No. 2348867, in Book 4490, Page 134, of Official Records.

Tax ID: 14-479-0009