

WHEN RECORDED, RETURN TO:

CW The Clara QOZB, LLC  
Attn: Legal Department  
1222 W. Legacy Crossing Blvd., STE 6  
Centerville, UT 84014

*11-900-0102*  
*157628-CAF*

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SPECIAL WARRANTY DEED

FOR THE SUM OF TEN AND 00/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **WEST BENCH, LLC**, a Utah limited liability company, as to its undivided twenty-seven and 45/100 percent (27.45%) undivided tenant in common interest ("**Grantor**"), with an address of 3575 Charleston Lane, Idaho Falls, Idaho 83404, hereby conveys and warrants against all who claim by, through or under the Grantor to **CW THE CLARA QOZB, LLC**, a Utah limited liability company ("**Grantee**"), with an address of 1222 W. Legacy Crossing Blvd., Suite 6, Centerville, Utah 84014, all of Grantor's right, title and interest in the parcel of land located in Davis County, Utah, as more particularly described in Exhibit A attached hereto and incorporated herein, together with all improvements located thereon, and all rights, titles and interests therein.

[SIGNATURE PAGE FOLLOWS]

WITNESS the hand of said Grantor this 21 day of April, 2022.

**GRANTOR**

WEST BENCH, LLC,  
a Utah limited liability company

By: *Craig Jensen*  
Name: Craig Jensen  
Its: Manager

STATE OF Idaho )  
 )  
COUNTY OF Bonneville )

On this 21 day of April, 2022, before me, Terri Frickey, Notary Public, personally appeared Craig Jensen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

*Terri Frickey*  
Signature of Notary Public  
My Commission Expires: 2-26-24



EXHIBIT A  
PROPERTY DESCRIPTION

Parcel Number 11-900-0102 (for reference purposes only)

ALL OF LOT 102 INCLUSIVE, DANSIE MARKET SUBDIVISION ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE DAVIS COUNTY RECORDER, RECORDED ON DECEMBER 20, 2021, AS ENTRY NO. 3444041 IN BOOK 7909 ON PAGE 604.