

RECORDING REQUESTED BY:

JENNINGS STROUSS & SALMON, PLC
Attn: Brett Siglin, Esq.
One E. Washington Street, Suite 1900
Phoenix, AZ 85004-2554

**AND WHEN RECORDED MAIL
DOCUMENT AND TAX STATEMENTS TO:**

JF Shoreline Partners, LLC
a Utah limited liability company
Attn: Owen Fisher
1216 W. Legacy Crossing Blvd., Suite 300
Centerville, Utah 84014

01-305-0106 & 01-305-0107
Cottonwood Title & Escrow File No.: 135662-MCF

SPECIAL WARRANTY DEED

For the consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt, adequacy and validity of which are hereby acknowledged, JF Foxboro Partners, LLC, a Utah limited liability company (the "Grantor"), hereby grants and conveys to JF Shoreline Partners, LLC, a Utah limited liability company (the "Grantee"), all of Grantor's right, title and interest in and to the real property described on Exhibit "A" attached hereto and incorporated herein (the "Property").

TOGETHER with all improvements, buildings, and fixtures located thereon and all rights, privileges, easements, tenements, hereditaments and appurtenances pertaining to the Property.

SUBJECT TO all current taxes, patent reservations, all covenants, conditions, restrictions, reservations, easements and declarations or other matters of record or to which reference is made in the public records, any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate survey, of the Property would reveal, and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

AND GRANTOR hereby binds itself and its successors to warrant and defend title to the Property against the acts of Grantor and none other, subject to the matters set forth above.


DATED effective as of the 26th day of August, 2022.

Signatures appear on the following page

GRANTOR:

JF FOXBORO PARTNERS, LLC,
a Utah limited liability company

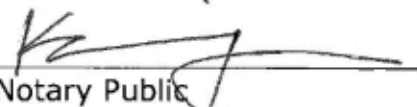
By: J. Fisher Companies, LLC,
a Utah limited liability company,
its Manager

By: 
Owen Fisher, its Manager

STATE OF UTAH)
County of DAVIS) ss.

The foregoing instrument was acknowledged before me this 15th day of August, 2022, by Owen Fisher, as the Manager of JF Foxboro Partners, LLC, a Utah limited liability company.

My Commission Expires: 04/25/2024


Notary Public

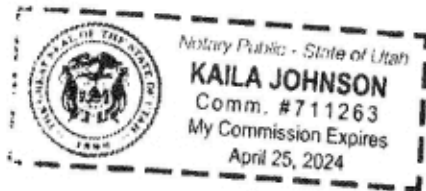


EXHIBIT "A"

Legal Description

PARCEL 1:

Lot 106A, FOXBORO PLAT 1A AMENDED, according to the official plat thereof on file and of record in the Davis County Recorder's office, recorded November 4, 2003 as Entry No. 1929395 in Book 3410 at Page 950.

PARCEL 2:

Lot 107A, FOXBORO PLAT 1A AMENDED, according to the official plat thereof on file and of record in the Davis County Recorder's office, recorded November 4, 2003 as Entry No. 1929395 in Book 3410 at Page 950.