

When Recorded Mail to:
Joshua Irvine
Irvine Legal, LLC
2650 Washington Blvd, Ste 103
Ogden, UT 84401

E 3526377 B 8243 P 271-272
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/27/2023 11:33:20 AM
FEE: \$40.00 Pgs: 2
DEP eCASH REC'D FOR: IRVINE LEGAL LLC

WARRANTY DEED

Soli Wellness Inc., a Utah corporation ("**Grantor**") hereby CONYES AND WARRANTS to CatnBri, LLC, a Utah limited liability company ("**Grantee**") for the sum of Ten dollars (\$10.00) and other good and valuable consideration the following described tract of land in Davis County, State of Utah:

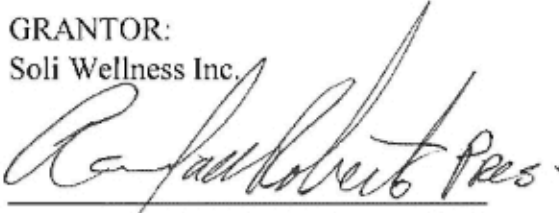
See legal description attached as Exhibit A, incorporated herein by reference.

Tax ID No. 09-428-0003

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.

IN WITNESS WHEREOF, this Quit-Claim Deed is executed on this 20th Day of April, 2023.


GRANTOR:
Soli Wellness Inc.


Randall Roberts, President

THE STATE OF UTAH

COUNTY WEBER

The foregoing instrument was acknowledged before me on this 20th Day of April, 2023, by Randall Roberts, who appeared personally before me.


Shalisa Revie, NOTARY PUBLIC

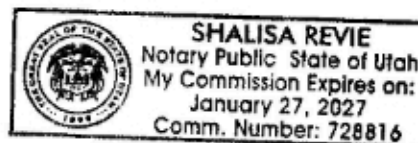


Exhibit A

“Legal Description”

Parcel 1:

All of Unit 2, Lot 3-B WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2, AMENDED, a Utah Condominium Project, as the same is identified in the Record Survey Map recorded in Davis County, Utah.

Together with: (a) the undivided ownership interest in said Condominium Project's Common Areas and facilities which is appurtenant to said Unit (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) the exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit; and (c) the nonexclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declarations and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Parcel 1A:

Benefits is any, accruing to Parcel 1, contained in Easement with Covenants and Restrictions affecting land dated June 24, 2003, between Wal-Mart Stores, Inc., a Delaware corporation, Manor House Real Estate, LLC, a Utah limited liability company, Teton Investment Holdings, L.P., a Utah limited partnership and Landstar Development, LLC, a Utah limited liability company, recorded June 24, 2003, as Entry no. 1881919, in Book 3318, at Page 1906, of Official Records.

Parcel 2:

Ingress and Egress Easement recorded February 15, 2008, as Entry NO. 2341910, in Book 4471, at Page 666, more fully described as follows: 25-foot Easement for Ingress and Egress across Lot 1, Wyndom Square Commercial Subdivision Phase 2, beginning at a point on the East line of North Hills Drive, said point being North 0°21'28" East 466.09 feet along the East line of Wyndom Highlands Subdivision, Phase 3 and North 89°05'07" West 410.44 feet along the North line of said Subdivision and North 0°21'28" East 21.00 feet along the East line of North Hills Drive from the Southeast Corner of Lot 316, Wyndom Highlands, Phase 3, a subdivision that is part of the Northwest Quarter of Section 10, Township 4 North, Range 1 West, Salt Lake Base and Meridian; Layton City, Davis County, Utah and running thence North 0°21'28" East 25.00 feet along the East line of North Hills Drive; thence South 89°05'07" East 172.32 feet to the West line of Lot 2 of Wyndom Square Commercial Subdivision Phase 2; thence South 09°49'54" West 25.31 feet along said line; thence North 89°05'07" West 168.15 feet to the point of beginning.

Tax ID No. 09-428-0003 (shown for informational purposes only)