

Mail Recorded Deed & Tax Notice To:  
Cold Spring Retail, L.C., a Utah limited liability company  
201 South Main St., Ste 2000  
Salt Lake City, UT 84111



File No.: 168233-DMM

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## SPECIAL WARRANTY DEED

**SOA Investments, LLC, a Utah limited liability company,**

**GRANTOR(S)**, of Lehi, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**Cold Spring Retail, L.C., a Utah limited liability company,**

**GRANTEE(S)**, of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 66-869-0001 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 11 day of May, 2023.

SOA Investments, LLC, a Utah limited liability company

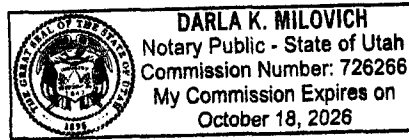
BY: Robert S. Allred  
Robert S. Allred  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 11 day of May, 2023, before me, personally appeared Robert S. Allred, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of SOA Investments, LLC, a Utah limited liability company.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

Lot 1, SOA INVESTMENT PLAT 1, according to the official plat thereof as recorded in the office of the Utah County Recorder, State of Utah on December 10, 2021 as Entry No. 205196:2021.