

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
Canyon Gate LLC
5284 S. Commerce Drive, Suite G274
Murray, Utah 84107

Tax I.D. – part of 38-512-0002

01459-31352

SPECIAL WARRANTY DEED

For good and valuable consideration, WDG Spanish Fork, 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 all those claiming by, through or under said Grantor, but not otherwise, to Canyon Gate LLC, a Utah limited liability company (the “*Grantee*”), located and having a mailing address at 5284 S. Commerce Drive, Suite C-274, Murray, Utah 84107, that certain tract of land, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon, situated in Utah County, Utah, as more particularly described as follows (the “*Property*”):

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT BEING A PART OF LOT 2 OF EAST BENCH COMMERCIAL SUBDIVISION, RECORDED DECEMBER 6, 2016 AS ENTRY NO. 122351:2016 AT THE OFFICE OF THE UTAH COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING 203.42 FEET SOUTH 00°24'38" EAST ALONG THE SECTION LINE AND EAST 522.06 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28, AND RUNNING THENCE SOUTH 55°07'00" EAST 402.55 FEET ALONG THE NORTHERLY LINE OF SAID LOT 2; THENCE SOUTH 34°53'00" WEST 301.79 FEET; THENCE SOUTH 76°19'11" WEST 108.37 FEET; THENCE SOUTH 89°34'28" WEST 48.72 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 2; THENCE NORTH 00°24'38" WEST 503.79 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING

The Property is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, SUBJECT, HOWEVER, TO THE WARRANTIES OF TITLE SET FORTH IN THIS SPECIAL WARRANTY DEED. SUBJECT FURTHER TO ALL ENCUMBRANCES OF RECORD, ALL BUILDING CODES AND OTHER APPLICABLE LAWS, ORDINANCES AND GOVERNMENTAL REGULATIONS AFFECTING THE PROPERTY AND ALL OTHER MATTERS REASONABLY IDENTIFIABLE FROM AN INSPECTION OR SURVEY OF THE PROPERTY. GRANTOR DOES NOT EXPRESSLY OR IMPLIEDLY WARRANT OR GUARANTEE THE CONDITION OF THE PROPERTY NOR ITS MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

Grantee acknowledges the Easements With Covenants and Restrictions Affecting Land, dated December 6, 2016 and recorded on February 7, 2017 as Entry Number 13238:2017 in the Office of the Utah County Recorder (the “ECRs”) and takes the Property subject to the ECRs. Neither Grantee nor Grantee’s successors, assigns or legal representatives, lessees, or sublessees, shall conduct or permit conduct on the Property, and the Property shall never be used in violation of the ECRs.

[SIGNATURES TO FOLLOW]

