

WHEN RECORDED, MAIL TO:

MAIL TAX NOTICES TO:
Max Investments LLC
Attn: Max Swenson
9500 Nordic St.
Anchorage, Alaska 99507

APN: OZR-6128

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars (\$10.00), receipt of which is hereby acknowledged, MAX W. SWENSON AND DONNA M. SWENSON, husband and wife as joint tenants, as "Grantor," of Anchorage County, Alaska, hereby conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to MAX INVESTMENTS LLC, an Alaska limited liability company, as "Grantee," with an address of 2600 Cordova St., Ste. 200, Anchorage, Alaska 99503, the real property located in Wasatch County, Utah, described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all buildings, structures, fixtures, improvements, rights of way, easements, tenements and hereditaments on or appurtenances to the Property.

SUBJECT TO easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2020 and thereafter.

[signature and acknowledgement to follow]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 6 day of May 2020.

The real property in the County of Wasatch, State of Utah,
described as follows:

Unit 128 of Hotel de Baer Zermatt Resort, Plat F (Amended), a Utah Condominium Project, Midway City, Wasatch County, according to the Record of Survey Map filed for record June 17, 2010, Entry No. 360151 in Book 1016 at Pages Nos. 535-644 (and formerly identified as Suite No. 028 of Zermatt Resort, Barren Suite, Plat F, a Utah Condominium Project, Midway City, Wasatch County, according to the Record of Survey Map filed for record December 3, 2002, Entry No. 251358 in Book 591 at Page 188), and together with an appurtenant undivided ownership interest in the common Areas and Facilities, all of which is defined and described in the Declaration of Covenants, Conditions and Restrictions for the Barren Suites at Zermatt Resort, recorded as Entry No. 273229 in Book 703 at Page 406 and re-recorded with Affidavit July 16, 2004 as Entry No. 273283 in Book 703 at Page 691, Amended Declaration recorded October 20, 2005 as Entry No. 290749 in Book 797 at Page 65, and Amendment Declaration recorded January 31, 2006 as Entry No. 295973 in Book 825 at Page 773 of official records.

TOGETHER with an exclusive easement to use the "Limited Common Areas", all as set forth in the Record of Survey Map and/or in the Declaration of Covenants, Conditions, and Restrictions pursuant to The Hotel Der Baer at Zermatt Resort Plat "F" (Amended), recorded with the Wasatch County Recorder's Office on June 17, 2010, as Entry No. 360151, in Book 1016, at Page Nos. 535-644.

As Decreed in an Order of Final Judgment from the Honorable
Jennifer A. Brown, 4th District Court, recorded February 5,
2020 as Entry No. 474149 in Book 1281 at Page 713, Wasatch
County Recorder's Office.