

RECORDING REQUESTED BY &
WHEN RECORDED, MAIL TO:

Alpha-ALLU Heber, LLC
Attn: R. Roman Groesbeck
166 East 14000 South, Suite 210
Draper, Utah 84020

Affecting Tax Parcel No.: 00-0021-5173

172823 - GTA

(space above for Recorder's use)

SPECIAL WARRANTY DEED

BRC ADG JV HEBER, LLC, a Utah limited liability company, Grantor, hereby conveys and warrants against all who claim by, through, or under Grantor, to ALPHA-ALLU HEBER, LLC, a Utah limited liability company, whose address is 166 E. 14000 S., Suite 210, Draper, UT 84020, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Wasatch County, State of Utah:

See **Exhibit A** attached hereto and incorporated by reference herein.

TOGETHER WITH all structures, improvements, rights of way, easements, tenements, and hereditaments on or appurtenant to said land.

SUBJECT TO (i) taxes and assessments not yet due and payable and (ii) reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions and agreements of record.

[Signature and Acknowledgment Follows]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this ~~31st~~ day of October 2021.

GRANTOR:

BRC ADG JV Heber, LLC,
a Utah limited liability company

By: Alpha-Heber GP, LLC,
a Utah limited liability company

Its: Manager

By: Wadsworth dbUrban Heber, LLC,
a Utah limited liability company

Its: Manager

By: Wadsworth Heber, LLC,
a Utah limited liability company

Its: Manager

By: Wadsworth & Sons II, LLC,
a Utah limited liability company

Its: Manager

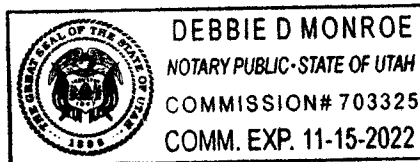
By: _____
Name: Kip L. Wadsworth
Title: Executive Manager

By: _____
Name: Con L. Wadsworth
Title: Operations Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 29th day of October 2021, by Kip L. Wadsworth, Executive Manager of Wadsworth & Sons II, LLC, a Utah limited liability company, Manager of Wadsworth Heber, LLC, a Utah limited liability company, Manager of Wadsworth dbUrban Heber, LLC, a Utah limited liability company, Manager of Alpha-Heber GP, LLC, a Utah limited liability company, Manager of BRC ADG JV Heber, LLC, a Utah limited liability company, and acknowledged to me that he executed the same on behalf of said entity.

Debbie D Monroe
NOTARY PUBLIC



STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 29th day of October 2021, by Con L. Wadsworth, Operations Manager of Wadsworth & Sons II, LLC, a Utah limited liability company, Manager of Wadsworth Heber, LLC, a Utah limited liability company, Manager of Wadsworth dbUrban Heber, LLC, a Utah limited liability company, Manager of Alpha-Heber GP, LLC, a Utah limited liability company, Manager of BRC ADG JV Heber, LLC, a Utah limited liability company, and acknowledged to me that he executed the same on behalf of said entity.

Debbie D Monroe
NOTARY PUBLIC

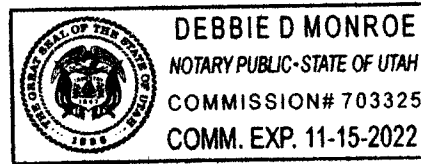


EXHIBIT A

(Legal Description)

PARCEL 1:

Lot 2, TURNER MILL MASTER SUBDIVISION PLAT, according to the official plat thereof recorded August 28, 2020 as Entry No. 483557 in Book 1309 at Page 807 in the office of the Wasatch County Recorder.

PARCEL 2:

A non-exclusive, permanent easement on, over and across the Easement Area, as established and defined by that certain Access Easement and Maintenance Agreement, recorded August 30, 2021 as Entry No. 506316 in Book 1372 at Page 1034.