

WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:

Lehi 194 Retail, LLC
1105 East 900 South, Suite 100
Salt Lake City, Utah 84105
FILE NO. 156916-CAF
TAX ID NO. 68-013-9104

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is executed by BOYER HOLBROOK COMMERCIAL, L.C., a Utah limited liability company, having an address at 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 ("**Grantor**"), in favor of LEHI 194 RETAIL, LLC, a Delaware limited liability company, whose address is 1105 East 900 South, Suite 100, Salt Lake City, Utah 84105 ("**Grantee**").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Utah County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon (the "**Property**").

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity and matters which may be disclosed by an accurate survey of the Property.

This Special Warranty Deed may be executed in counterparts.

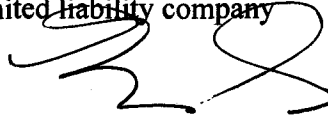
[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

This Special Warranty Deed is effective as of this 10th day of June, 2022.

GRANTOR:

BOYER HOLBROOK COMMERCIAL, L.C.,
a Utah limited liability company, by its manager

The Boyer Company, L.C.,
a Utah limited liability company



By: _____
Name: Brian Gochnour
Title: Manager

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

On this 9 day of June, 2022 personally appeared before me Brian Gochnour, a Manager of The Boyer Company, L.C., a Utah limited liability company, a manager of BOYER HOLBROOK COMMERCIAL, L.C., a Utah limited liability company, who executed the foregoing instrument on behalf of said company.

Amy Byington
NOTARY PUBLIC
My Commission Expires: 8/28/2025
Residing at: DAVIS County

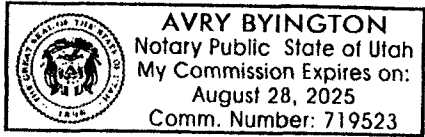


EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

LOT 9104, HOLBROOK FARMS PLAT I, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, RECORDED JUNE 14, 2021 AS ENTRY NO. 108301:2021.

TAX PARCEL ID NO: 68-013-9104