

WHEN RECORDED, RETURN TO:
Jonathan K. Hansen
Hansen Black Anderson Ashcraft PLLC
3051 West Maple Loop Drive, Suite 325
Lehi, Utah 84043

SPECIAL WARRANTY DEED

File No.: 044684
APN: 23-027-0060

Lake Shore Industrial Development, LLC, of Holladay, Salt Lake County, State of Utah, and Frank S. Blair Family LLC, of Layton, Davis County, State of Utah, as tenants in common, grantors, hereby convey and warrant against all claiming by, through or under them, to Lake Shore Industrial Development, LLC, of Holladay, Salt Lake County, State of Utah, grantee, for the sum of \$10 and other valuable consideration, the receipt and sufficiency of which are acknowledged, the following described parcel of real property, together with all improvements thereon, located in Utah County, State of Utah:

SEE EXHIBIT A

DATED this 29 day of June, 2022.

LAKE SHORE INDUSTRIAL
DEVELOPMENT, LLC

By: TRAVIS OLSEN
Name: [Signature]
Its: MANAGEMENT MEMBER

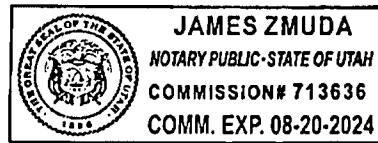
FRANK S. BLAIR FAMILY LLC

By: Preston F. Blair
Name: Preston F. Blair
Its: Managing Member

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE

On the 30 day of JUNE, 2022, personally appeared before me Travis Olsen, a signer of the above instrument who duly acknowledged to me that he executed the same.


Notary Public JAMES ZMUDA



STATE OF NEW YORK)
) ss.
COUNTY OF New York

On the 29th day of June, 2022, personally appeared before me Preston Blair, a signer of the above instrument who duly acknowledged to me that she executed the same.

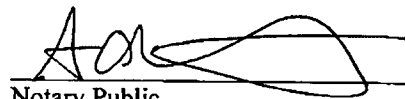

Notary Public



EXHIBIT A**LEGAL DESCRIPTION**

Commencing North 252.47 feet and East 1541.37 feet from the West Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 88°56'32" East 498.05 feet; thence South 0°20'0" West 682.4 feet; thence North 89°37'53" West 504.35 feet; thence North 0°51'38" East 688.42 feet to beginning.

The above described parcel of land also being described of record as follows:

Beginning at a point on the Southerly fenced right-of-way line of West Center Street, Springville, Utah, which is also the Northwest fenced corner of the Grantor's property, which beginning point is described by current survey as being North 252.47 ft. and East 1541.37 ft. (based upon the Utah State Plane Coordinate System, Central Zone, bearings of Section lines - NAD 27) from the West 1/4 Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence along the long-standing street right-of-way fence line South 88°56'32" East 498.05 ft., more or less, to the East fenced property line of the Grantor's property, and the West deed and fenced line of the TRV Properties, L.L.C. and the West deed and fenced line of the Mountain West Development & Assoc., Inc.; thence along said West deed and property line, South 0°20' West 682.40 ft., more or less, to the South fenced property line of the Grantor's property, and the North deed and fenced line of the property of the John G. DeHaas Family L.C., a Utah limited liability company; thence along said line North 89°37'53" West 504.35 ft., more or less, to the Southwest fenced corner of the Grantor's property; thence along the West fenced line of said Grantor's property, North 0°51'38" East 688.42 ft. to the point of beginning.

Situated in Utah County, State of Utah