

WHEN RECORDED, MAIL TO:

Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attention: Lamont Richardson

Send Tax Notices to:
Lehi Block Retail 1, L.C.
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111
Attn: President

Parcel No.: 45-703-0007

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, **Boyer NW Quadrant, L.C.**, a Utah limited liability company (the "Grantor"), hereby grants and conveys against all claiming by through or under Grantor, but not otherwise, to **Lehi Block Retail 1, L.C.**, a Utah limited liability company, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 (the "Grantee"), all right, title and interest in and to the real property located in Utah County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity and any matters which may be disclosed by an accurate survey of the property.

(Signature page follows)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 15th day of December, 2023.

Boyer NW Quadrant, L.C., a Utah limited liability company, by its manager

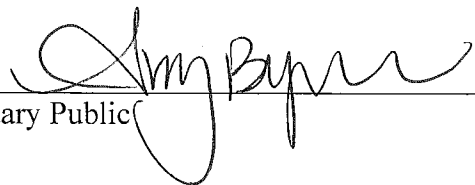
The Boyer Company, L.C., a Utah limited liability company



By: _____
Name: Brian Gochnour
Its: Manager

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

Acknowledged before me this 15th day of December, 2023, by Brian Gochnour, a manager of The Boyer Company, L.C., a Utah limited liability company, the manager of Boyer NW Quadrant, L.C., a Utah limited liability company, who executed the foregoing document on behalf of said limited liability company.



Notary Public

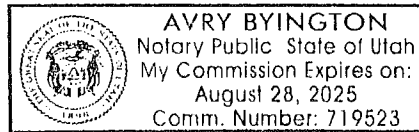


EXHIBIT A
To
Special Warranty Deed

Legal Description

Lot 7, LEHI BLOCK PLAT "A", according to the official plat thereof, recorded in the Utah County Recorder's office on March 12, 2020 as Entry No. 31840:2020.

Tax Parcel Id: 45-703-0007