

13550541
1/29/2021 3:27:00 PM \$40.00
Book - 11109 Pg - 2441-2446
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SECURED LAND TITLE
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED MAIL THIS DEED TO:

Olympus QOZB, LLC
650 South 500 West
Salt Lake City, Utah 84104

15-01-376-003

15-01-376-005

(Above Space for Recorder's Use Only)

15-01-376-002

SPECIAL WARRANTY DEED
(Salt Lake County, Utah)

FOR VALUE RECEIVED, Grain Craft, Inc., a Georgia corporation ("**Grantor**"), does hereby convey and warrant against all claiming by, through or under it and none other to Olympus QOZB, LLC, a Delaware limited liability company, whose address is 650 South 500 West, Salt Lake City, Utah 84104 ("**Grantee**"), all that certain real property situated in Salt Lake County, State of Utah, described on **Exhibit "A"** attached hereto and by this reference incorporated herein (the "**Property**"), together with all tenements, hereditaments and appurtenances thereto.

"SEE EXHIBIT A FOR LEGAL DESCRIPTIONS"

SUBJECT TO: current taxes and other current assessments not yet due and payable; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations, encumbrances, liens, obligations, liabilities or other matters of record or to which reference is made in the public record, in each case that is listed in **Exhibit "B"** attached hereto and incorporated herein by this reference; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

IN ADDITION TO THE FOREGOING, the conveyance of the Property shall be made subject to the restriction that such Property never be used for the operation of a commercial flour mill upon the Property, specifically including the commercial handling, production, milling, or processing of grain (but excluding de minimis handling and processing of grain in connection with the use by a restaurant in the sale of prepared 'ready-to-eat' food for customer consumption).

Special Warranty Deed
Page 2

45726617.1

Ent 13550541 BK 11109 PG 2441

WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed as of January 13, 2021.

GRAIN CRAFT, INC., a Georgia corporation

By: [Signature]
Name: John Robert Noland
Its: CFO

State of Tennessee)
County of Hamilton)ss.
)

On the 13th day of January, 2021, A.D., personally appeared before me John Robert Noland as CFO of GRAIN CRAFT, INC., who being by me duly sworn, did say, that the within and foregoing instrument was signed in behalf of the corporation by authority of its Operating Agreement and the said John Robert Noland acknowledged to me that said corporation executed the same.

[Signature]
NOTARY PUBLIC

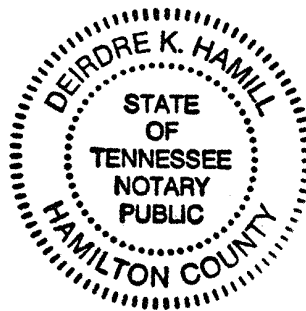


Exhibit A

Legal Description

Parcel 1: (15-01-376-003)

Real property in the County of Salt Lake, State of Utah, described as follows:

Commencing 10 rods East from the Northwest corner of Lot 5, Block 29, Plat A, Salt Lake City Survey;
and running thence East 10 rods;
thence South 10 rods;
thence West 113 feet;
thence North 69 feet, more or less;
thence West 52 feet;
thence North 96 feet, more or less, to the point of beginning.

ALSO:

All of Lot 6, Block 29, Plat A, Salt Lake City Survey, Salt Lake County, State of Utah.

Parcel 2: (15-01-376-005)

Commencing at the Northwest corner of Lot 5, Block 29, Plat "A", Salt Lake City Survey;
and running thence East 10 rods;
thence South 10 rods;
thence West 10 rods;
thence North 10 rods to the place of beginning.

Less and Excepting:

Beginning at the Northwest corner of Lot 5, Block 29, Plat "A", Salt Lake City Survey;
and running thence North 89° 52' 20" East 165.08 feet (deed = East 10 rods) along the Northerly boundary line of said Lot 5;
thence South 00° 09' 14" West (deed = South) 72.27 feet;
thence Westerly 90.46 feet along the arc of a 474.28 foot radius curve to the left (Note: Chord to said curve bears South 84° 16' 24" West for a distance of 90.32 feet) to a point of tangency;
thence South 78° 48' 34" West 76.73 feet to the Westerly boundary line of said Lot 5;
thence North 00° 09' 14" East (deed = North) 95.80 feet to the point of beginning.

(Note: Basis of bearing for the above description is North 89° 57' 40" East from the Salt Lake City Standard Brass Cap Monument at the intersection of 600 West Street and 500 South Street to the Salt Lake City Standard Brass Cap Monument at the intersection of 500 West Street and 500 South Street.)

Parcel 3: (15-01-376-002)

Also, Beginning at a point West 165.00 feet and South 96 feet, more or less, from the Northwest corner of Lot 6, Block 29, Plat "A", Salt Lake City Survey, said point being on the South boundary of the North railroad right-of-way; running thence South 52 feet, more or less, to a point on the North boundary of the South railroad right-of-way; thence East along the North boundary of the South railroad right-of-way 52 feet; thence North 52 feet, more or less, to the said South boundary of the North right-of-way;

Special Warranty Deed

Page 3

and thence West along the South boundary of the North railroad right-of-way 52 feet to the point of beginning.

Exhibit B

Permitted Encumbrances

Note: The following exceptions affect Parcel 1:

1. Taxes for the year 2021 are accruing as a lien but not yet due. Taxes for the year 2020 were paid in the amount of \$27,302.89.

Tax Parcel No. 15-01-376-003

None due and payable as of the date of this policy.

2. The land described herein is located within the boundaries of Salt Lake City (801-483-6900) and is subject to any assessments levied thereby.

None due and payable as of the date of this policy.

3. Terms, covenants, conditions, restrictions, easements, and obligations, if any, contained in Salt Lake City Ordinance No. 70 of 2005 (Adopting the Central Community Master Plan).

Recorded: November 22, 2005

Entry No.: 9560336

Book/Page: 9220/4101

4. Water rights, claims or title to water, whether or not the matters are shown by the Public Records.

5. Minerals of whatsoever kind, subsurface and surface substances, including by not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

6. Terms, covenants, conditions, restrictions, easements, and obligations, if any, contained in agreement disclosed by Memorandum of Second Extension Agreement.

Recorded: September 26, 2018

Entry No.: 12856001

Book/Page: 10716/400

Note: The following exceptions affect Parcels 2, 3:

7. Taxes, including any assessments collected therewith, for the year 2021 which are a lien not yet due and payable.

Taxes for the year 2021 are accruing as a lien but not yet due and payable under Tax Parcel No(s). 15-01-376-005, 15-01-376-002.

Taxes for the year 2020 were Exempt.

Parcel Number: 15-01-376-005 (Parcel 2)

Taxes for the year 2020 were Exempt.

Parcel Number: 15-01-376-002 (Parcel 3)

8. The land described herein is located within the boundaries of Salt Lake City (801-483-6900) and is subject to any assessments levied thereby. None due and payable at the date of this policy.

9. Terms, covenants, conditions, restrictions, easements, and obligations, if any, contained in Salt Lake City Ordinance No. 70 of 2005 (Adopting the Central Community Master Plan).

Recorded: November 22, 2005

Entry No.: 9560336

Book/Page: 9220/4101

10. Water rights, claims or title to water, whether or not the matters are shown by the Public Records.

Special Warranty Deed

Page 4

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BK 11109 PG 2445

11. Minerals of whatsoever kind, subsurface and surface substances, including by not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

12. The following matters, and any rights, easements, interests or claims which may exist by reason thereof, disclosed by that certain Survey made by McNeil Engineering on January 6, 2021, designated as Job No. 19642 to wit:

- a) Intentionally deleted.
- b) Building Corners on Property line, as shown on survey
- c) Parking area used by adjoining neighbor to the West as shown on survey
- d) Parking area used by adjoining owner to the North as shown on survey
- e) Fencing as shown on survey
- f) Gas line as shown on survey

13550739
1/29/2021 4:08:00 PM \$40.00
Book - 11109 Pg - 3791-3794
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SECURED LAND TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED MAIL THIS DEED TO:

Olympus QOZB, LLC
650 South 500 West
Salt Lake City, Utah 84104

15-01-376-003

15-01-376-005

15-01-376-002

15-01-376-006

(Above Space for Recorder's Use Only)

QUITCLAIM DEED
(Salt Lake County, Utah)

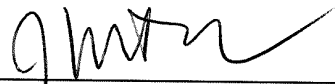
GRAIN CRAFT, INC., a Georgia corporation, successor by merger to Cereal Food Processors, Inc., a Kansas corporation ("**Grantor**"), does hereby QUITCLAIM to **OLYMPUS QOZB, LLC**, a Delaware limited liability company, whose address is 650 South 500 West, Salt Lake City, Utah 84104 ("**Grantee**"), for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake City County, State of Utah, to wit:

"SEE EXHIBIT A FOR LEGAL DESCRIPTION"

[signatures commence on following page]

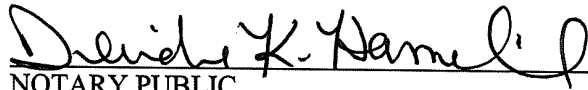
IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed as of January 13, 2021.

GRAIN CRAFT, INC., a Georgia corporation

By: 
Name: John Robert Noland
Its: CFO

State of Tennessee)
County of Hamilton)ss.
)

On the 13th day of January, 2021, A.D., personally appeared before me John Robert Noland CFO of GRAIN CRAFT, INC., who being by me duly sworn, did say, that the within and foregoing instrument was signed in behalf of the corporation by authority of its Operating Agreement and the said John Robert Noland acknowledged to me that said corporation executed the same.


NOTARY PUBLIC

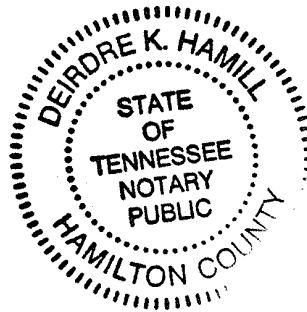


EXHIBIT A

Legal Description

Parcel 1: (15-01-376-003)

Real property in the County of Salt Lake, State of Utah, described as follows:

Commencing 10 rods East from the Northwest corner of Lot 5, Block 29, Plat A, Salt Lake City Survey;
and running thence East 10 rods;
thence South 10 rods;
thence West 113 feet;
thence North 69 feet, more or less;
thence West 52 feet;
thence North 96 feet, more or less, to the point of beginning.

ALSO:

All of Lot 6, Block 29, Plat A, Salt Lake City Survey, Salt Lake County, State of Utah.

Subject to the railroad and spur line rights of way of Oregon Short Line Railroad and Denver and Rio Grande Railroad, and their successors in interest.

Parcel 2: (15-01-376-005)

Commencing at the Northwest corner of Lot 5, Block 29, Plat "A", Salt Lake City Survey;
and running thence East 10 rods;
thence South 10 rods;
thence West 10 rods;
thence North 10 rods to the place of beginning.

Less and Excepting:

Beginning at the Northwest corner of Lot 5, Block 29, Plat "A", Salt Lake City Survey;
and running thence North $89^{\circ}52'20''$ East 165.08 feet (deed = East 10 rods) along the Northerly boundary line of said Lot 5;
thence South $00^{\circ}09'14''$ West (deed = South) 72.27 feet;
thence Westerly 90.46 feet along the arc of a 474.28 foot radius curve to the left (Note: Chord to said curve bears South $84^{\circ}16'24''$ West for a distance of 90.32 feet) to a point of tangency;
thence South $78^{\circ}48'34''$ West 76.73 feet to the Westerly boundary line of said Lot 5;
thence North $00^{\circ}09'14''$ East (deed = North) 95.80 feet to the point of beginning.

(Note: Basis of bearing for the above description is North $89^{\circ}57'40''$ East from the Salt Lake City Standard Brass Cap Monument at the intersection of 600 West Street and 500 South Street to the Salt Lake City Standard Brass Cap Monument at the intersection of 500 West Street and 500 South Street.)

Parcel 3: (15-01-376-002)

Also, Beginning at a point West 165.00 feet and South 96 feet, more or less, from the Northwest corner of Lot 6, Block 29, Plat "A", Salt Lake City Survey, said point being on the South boundary of the North railroad right-of-way; running thence South 52 feet, more or less, to a point on the North boundary of the South railroad right-of-way; thence East along the North boundary of the South railroad right-of-way 52 feet;

thence North 52 feet, more or less, to the said South boundary of the North right-of-way;
and thence West along the South boundary of the North railroad right-of-way 52 feet to the point of beginning.

Parcel 4: (15-01-376-006)

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 5, BLOCK 29, PLAT "A", SALT LAKE CITY SURVEY, SAID POINT BEING SOUTH 89°52'18" WEST ALONG SAID SOUTH LINE 113.09 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 5, AND RUNNING THENCE SOUTH 89°52'18" WEST ALONG SAID SOUTH LINE 52.00 FEET; THENCE NORTH 0°09'27" EAST 17.05 FEET, MORE OR LESS, THENCE NORTH 89°52'18" EAST 52.00 FEET; THENCE SOUTH 0°09'27" WEST 17.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

13505002
12/18/2020 4:41:00 PM \$40.00
Book - 11083 Pg - 8055-8058
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SECURED LAND TITLE
BY: eCASH, DEPUTY - EF 4 P.

AFTER RECORDING RETURN TO:

Olympus QOZB, LLC
Attn: Brandon Blaser
650 South 500 West
Salt Lake City, UT 84104

Parcel No. 15-01-377-013-0000

SPECIAL WARRANTY DEED

MCKAY-HARRIS, LLC, a Utah limited liability company ("Grantor"), having an address of 522 South 400 West, Salt Lake City, UT 84101, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby conveys and warrants against all claiming by, through or under Grantor, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to OLYMPUS QOZB, LLC, a Delaware limited liability company ("Grantee"), having an address at 650 South 500 West, Salt Lake City, UT 84104, the following described tract of land located in Salt Lake County, State of Utah:

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

TOGETHER WITH all easements, improvements, fixtures, rights, tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto; and together with all improvements located thereon.

SUBJECT ONLY TO those "Permitted Exceptions" set forth on Exhibit B attached hereto and incorporated herein by this reference, to the extent (but no further) that same are valid and subsisting as of the date hereof and affect title to the Property.

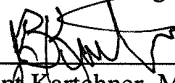
[Signature Page Follows]

IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed this 18th day of December, 2020.

GRANTOR:

MCKAY-HARRIS, LLC, a Utah limited liability company

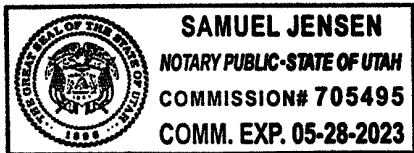
By: Little C, LLC, Managing Member

By: 
J. Brent Kartchner, Managing Member

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

On this 18 day of December 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared J. Brent Kartchner, known or identified to me to be a Managing Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



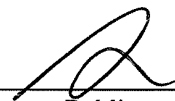

Notary Public

EXHIBIT A

PARCEL 1

Commencing 35.55 feet South from the Northeast corner of Lot 7, Block 29, Plat "A", Salt Lake City Survey; and running thence North 35.55 feet; thence West 20 rods; thence South 9 rods; thence East 8 rods; thence South 4.5 feet; thence East 2 rods; thence North to the railroad right of way; thence Northeasterly along said right of way to the point of beginning.

PARCEL 1A

A non-exclusive Right of Way as contained in that certain Warranty Deed recorded February 7, 1986, as Entry No. 4199396, in Book 5734, Page 1669, of Official Records, described as follows: Beginning at the Southeast corner of Lot 7, Block 29, Plat "A", Salt Lake City Survey; and running thence West 20 rods; thence North 1 rod; thence East 8 rods; thence South 4.5 feet; thence East 2 rods; thence North 20.55 feet to a railroad Right of Way; thence East 15 feet; thence South 20.55 feet; thence East 150 feet; thence South 12 feet to the point of beginning.

PARCEL 1B

A right of way as contained in that certain Warranty Deed recorded February 7, 1986, as Entry No. 4199396, in Book 5734, in Book 1669, described as follows: Commencing at a point 5 rods South from the Northwest corner of Lot 4, Block 29, Plat "A", Salt Lake City Survey; and running thence South 12½ feet; thence East 20 rods; thence North 12½ feet; thence West 20 rods to the point of beginning.

EXHIBIT B

1. Taxes for the year 2020 have been paid.
2. Said property is included within the boundaries of Salt Lake City, and is subject to the charges, assessments and fees assessed thereby. None Due and Payable at the date of policy.
3. Ditch, road, and public utility easement as the same may exist over said premises.
4. Terms, Conditions, and provisions of that certain EASEMENT
Recorded: September 25, 1984
Entry NO. 3997001
Book/Page: 5593/1128
5. Any and all unrecorded rights or claims in the subject property of which notice is given by virtue of the following items disclosed by that certain Survey prepared by McNeil Engineering having been certified under the date of October 27, 2020 by David B. Draper a Registered Land Surveyor No. 6861599 to wit:
 - a) Parking lot at Northeast corner of Parcel is on 15-01-376-003 as shown on survey
 - b) Power line as shown on survey
 - c) Gas line as shown on survey
 - d) Gate as shown on survey
 - e) Storm drain line as shown on survey
6. Rights of tenants per rent roll.