

WHEN RECORDED, MAIL TO:

SHRG Real Estate Holdings, LLC  
Attn: Cathy McCain  
1700 Coit Road Suite 100  
Plano, Texas 75075

145475-NTF

APN: 47:254:0001

APN: 47:254:0002

**SPECIAL WARRANTY DEED**

RSJ BUILT, LLC, a Utah limited liability Company, having an address of 615 North Star Mill Lane, American Fork, Utah 84003 (“Grantor”), hereby conveys and warrants against all claiming by, through or under Grantor, but not otherwise, to Linden Real Estate Holdings, LLC, a Texas limited liability company, whose address is 1700 Coit Road Suite 100, Plano, Texas 75075 (“Grantee”), for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described real property (the “Property”), which is located in Utah County, State of Utah, and is more particularly described as follows:

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

TOGETHER WITH all easements, 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.

[Signature Page Follows]

**GRANTOR:**

**RSJ BUILT, LLC**, a Utah limited liability Company

By: \_\_\_\_\_  
Name: Jody Rookstool  
Its: Manager

STATE OF UTAH )  
                          : ss  
COUNTY OF UTAH)

On the 7 day of December 2021, personally appeared before me Jody Rookstool, who being by me duly sworn, did say that he is the Manager of RSJ Built, LLC , a Utah limited liability company, and that the foregoing instrument was signed by such individual in such capacity on behalf of said limited liability company.

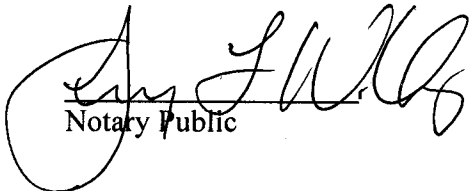
  
Notary Public



EXHIBIT A TO  
SPECIAL WARRANTY DEED

**LEGAL DESCRIPTION OF PROPERTY**

LOT 1 & 2, PLAT "A", NOAH'S CENTER SUBDIVISION, LINDON, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, UTAH COUNTY, UTAH, RECORDED MARCH 27, 2006 AS ENTRY No. 35802:2006

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EXHIBIT B TO  
SPECIAL WARRANTY DEED

**PERMITTED EXCEPTIONS**

1. Non-delinquent liens for general real estate taxes and assessments
2. The herein described Land is located within the boundaries of Lindon City, Lindon Metropolitan Water District, North Utah County Water Conservancy District, Central Utah Water Conservancy, Wasatch Mental Health Special Service District, North Utah Valley Animal Shelter Special Service District, 700 North Community Development Area - Lindon and is subject to any and all charges and assessments levied thereunder.
3. Minerals of whatsoever kind, subsurface and surface substances, including but 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 herein. 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.
4. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
5. Easements, notes and restrictions as shown on the recorded plat for Plat "A", Noah's Center Subdivision, recorded March 27, 2006 as Entry No. 35802:2006.
6. Rights as contained in that certain Water Quit-Claim Deed recorded July 27, 2004 as Entry No. 85285:2004.
7. Grant of Perpetual Easement in favor of Lindon City Corporation for the use and continual maintenance of a public utility easement and incidental purposes, by instrument dated May 27, recorded June 16, 2005, as Entry No. 64721:2005.
8. Grant of Perpetual Easement in favor of Lindon City Corporation for the use and continual maintenance of a public utility easement and incidental purposes, by instrument dated May 27, recorded June 16, 2005, as Entry No. 64722:2005.
9. Right of Way and Easement Grant, in favor of Questar Gas Company, a corporation of the State of Utah, to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded May 11, 2007, as Entry No. 69917:2007.
10. Notice of creation of the Redevelopment Agency of Lindon City 700 North Community Development Project Area (CDA), recorded September 24, 2013 as Entry No. 90790:2013.

11. Subject to the following matters disclosed on that certain survey prepared by Dudley and Associates, having been certified under the date of September 14, 2021, as Job No. L-14655, by Roger D. Dudley, a Professional Land Surveyor holding License No. 147089:
  - a. Existing utilities, including but not limited to overhead power line(s), light pole(s), power pole(s), electric box(es), electric meter(s), water manholes(s), sanitary sewer manhole(s), fire hydrant(s), storm drain catch basin(s), water valve(s), fiber optic line(s) located on and across the Land without recorded easements and any rights associated with the same.
  - b. Encroachment of "Existing EVAPCO Generator" onto Gas Easement shown as Exception No. 17 (Entry No. 69917:2007)