

Mail Recorded Deed and Tax Notice To:
Eagle Mountain Virginia, LLC, a Virginia limited liability company
3031 Javier Road, #300
Fairfax, VA 22031



File No.: 153057-KAP

SPECIAL WARRANTY DEED

C & N Eagle Mountain, LLC, a Utah limited liability company

GRANTOR(S) of Perry, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Eagle Mountain Virginia, LLC, a Virginia limited liability company

GRANTEE(S) of Fairfax, State of Virginia

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 65-645-0001 (for reference purposes only)

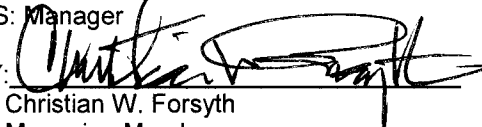
SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 22nd day of February, 2022.

C & N Eagle Mountain, LLC, a Utah limited liability company

BY: C & N Investment Properties, LLC
ITS: Manager

BY: 
Christian W. Forsyth
Managing Member

STATE OF UTAH

COUNTY OF ~~DAVIS~~ ^{WASHINGTON}

On this 22nd day of February, 2022, before me, personally appeared Christian W. Forsyth, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of C & N Eagle Mountain, LLC, a Utah limited liability company.



Notary Public



EXHIBIT A
Legal Description

Lot 1, CARSON COMMERCIAL PLAT 3, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, recorded November 16, 2020 as Entry No. 181596:2020.