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Page 1 of 3

Rhonda Francis Summit County Recorder

12/03/2021 12:31:12 PM Fee \$40.00

By OLD REPUBLIC TITLE (COMMERCIAL)

Electronically Recorded

WHEN RECORDED, MAIL TO:

Park City Pacific, LLC

531 Main Street

Park City, Utah 84060

ORT File 2051440FA

Tax Parcel No. PC-126

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, fka Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to PARK CITY PACIFIC, LLC, a Utah limited liability company, as Grantee, the real property located in Summit County, Utah described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments, other than any tax or judgment lien arising by, through or under Grantor prior to Closing; (ii) applicable zoning laws; (iii) applicable governmental rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests, in each case, of record; and (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) to the fullest extent allowable under applicable law, all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to enter upon or use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 23RD day of November, 2021.

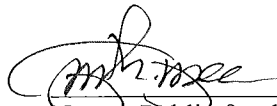
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

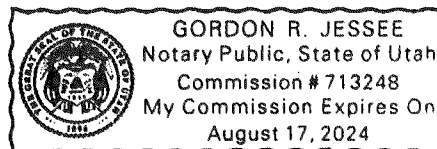
By: 
Ryan L. Prows, Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 23RD day of November, 2021, personally appeared before me Ryan L. Prows, personally known to me to be the Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand.


Notary Public for the
State of Utah



**EXHIBIT A
TO SPECIAL WARRANTY DEED**

The Southerly 21 1/2 feet of Lot 8, Block 9, Amended Plat of Park City Survey, according to the official plat thereof, on file and of record in the Office of the Summit County Recorder.

(Tax Serial No. PC-126)