

FIRST AMERICAN TITLE

ENT 121540:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 Dec 01 10:13 AM FEE 40.00 BY MC
RECORDED FOR First American Title Insurance Company
ELECTRONICALLY RECORDED

WHEN RECORDED, RETURN TO:

TFC OREM 1408, LLC
6770 South 900 East, Suite 300
Midvale, Utah 84047

APN: 19:017:0064

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned **SPIRIT REALTY, L.P.**, a Delaware partnership (the "Grantor"), does hereby grant and convey to **TFC OREM 1408, LLC**, a Utah limited liability company (the "Grantee"), all of Grantor's right, title and interest in that certain real property situated in Utah County, Utah legally described as set forth on Exhibit A hereto, together with all rights, privileges, servitudes, hereditaments and appurtenances thereunto belonging or appertaining.

The above-described property is conveyed subject to (i) all current taxes not yet due and payable, assessments and any other liens arising therefrom, (ii) all reservations in patents, deed restrictions, easements, rights of way, covenants, conditions, restrictions, encroachments, liens and encumbrances, as may appear of record, (iii) any zoning and other governmental restrictions applicable to the Property, (iv) any matter appearing on Grantee's policy of title insurance for the Property, (v) any matters that are created by or arise from the act or acquiescence of Grantee, its affiliates, employees, agents, or representatives, and (vi) all other matters that can be determined by a visual inspection or a complete and accurate ALTA/NSPS survey of the Property.

The Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

1116250

IN WITNESS WHEREOF, the Grantor has caused this instrument to be effective as of this 29 day of November, 2022.

GRANTOR:

SPIRIT REALTY, L.P., a Delaware limited partnership

By: Spirit General OP Holdings, LLC
a Delaware limited liability company

Its: General Partner

By: *[Signature]*

Printed Name: Daniel Rosenberg

Title: Senior Vice President and Deputy Head of Asset Management

STATE OF TEXAS)
) ss.
County of Dallas)

The foregoing instrument was acknowledged before me this 16 day of November, 2022, by Daniel Rosenberg, the Senior Vice President and Deputy Head of Asset Management of Spirit General OP Holdings, LLC, a Delaware limited liability company, the General Partner of SPIRIT REALTY, L.P., a Delaware partnership, on behalf of the limited partnership.

[Signature]
Notary Public

My Commission Expires:
1-21-2024

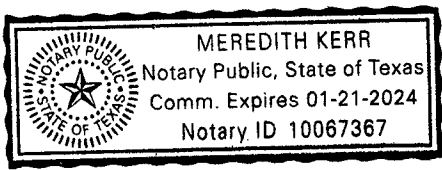


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Street Address: 1408 South State Street, Orem, Utah

Legal Description:

Real property situated in Utah County, Utah, particularly described as follows:

COMMENCING AT A POINT IN THE WEST BOUNDARY OF U.S. HIGHWAY 91, OREM, UTAH, SAID POINT BEING 1479.96 FEET SOUTH AND 493.15 FEET EAST FROM THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°33'17" WEST ALONG A FENCE LINE 321.26 FEET; THENCE NORTH 08°00' WEST 129.78 FEET; THENCE SOUTH 89°19'17" EAST ALONG THE SOUTH BOUNDARY OF 1400 SOUTH STREET, OREM, UTAH, 300.00 FEET; THENCE SOUTH 17°08'43" EAST ALONG THE WEST BOUNDARY OF SAID U.S. HIGHWAY 91, 133.40 FEET TO THE POINT OF BEGINNING.

ALSO:

COMMENCING AT A POINT IN THE SOUTH BOUNDARY OF 1400 SOUTH STREET, SAID POINT BEING LOCATED SOUTH 1336.48 FEET AND EAST 152.87 FEET FROM THE NORTH ONE-QUARTER CORNER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE); THENCE SOUTH 88°40'55" EAST ALONG 1400 SOUTH STREET 102.85 FEET; THENCE SOUTH 00°37'20" EAST 130.75 FEET; THENCE NORTH 89°33'42" WEST ALONG A FENCE LINE 102.04 FEET; THENCE NORTH 00°57'07" WEST 132.35 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE PARCELS DESCRIBED ABOVE, ANY PORTION LYING SOUTH OF THE COMMON BOUNDARY LINE ESTABLISHED IN THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED JUNE 30, 2014 AS ENTRY NO. 44418:2014 OF OFFICIAL RECORDS, SAID COMMON BOUNDARY LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING LOCATED NORTH 00°36'58" WEST ALONG THE SECTION LINE 1173.11 FEET AND EAST 39.49 FEET FROM THE CENTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 89°23'02" WEST BETWEEN THE CENTER AND EAST QUARTER CORNERS OF SAID SECTION) AND RUNNING THENCE SOUTH 89°28'18" EAST ALONG SAID FENCE LINE 235.31 FEET; THENCE SOUTH 00°31'42" WEST 3.71 FEET; THENCE NORTH 89°01'29" EAST TO AND ALONG THE MIDDLE OF AN EXISTING CONCRETE RETAINING WALL 104.02 FEET; THENCE NORTH 89°47'48" EAST ALONG SAID RETAINING WALL AND ITS EXTENSION, 100.96 FEET TO THE WEST LINE OF STATE STREET.

Tax Parcel No. 19:017:0064