

SEND TAX NOTICES TO:

LOGAN RIVERWALK RETAIL HOLDINGS, LLC
c/o Wasatch Commercial Management, Inc.
595 South Riverwoods Parkway, Suite 400
Logan, Utah 84321

nt-93389

SPACE ABOVE LINE FOR COUNTY RECORDER ONLY

SPECIAL WARRANTY DEED

LOGAN RIVERWALK LAND HOLDINGS, LLC, a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it, but not otherwise, to LOGAN RIVERWALK RETAIL HOLDINGS, LLC, a Utah limited liability company, Grantee, of 595 South Riverwoods Parkway, Suite 400, Logan, Utah 84321, the following described tract of land in Cache County, State of Utah:

A portion of Block 1, Plat "D", LOGAN CITY SURVEY, located in the NE1/4 and the SE1/4 of Section 4, Township 11 North, Range 1 East, Salt Lake Base & Meridian, Logan, Utah, more particularly described as follows:

Beginning at a point on the northerly bank of the Logan River located N88°56'10"W 172.32 feet from the East 1/4 Corner of Section 4, T11N, R1E, S.L.B.& M., said 1/4 Corner being located N51°40'18"W 175.31 feet from Logan City GIS Monument #443 (Basis of Bearing: N33°53'24"W between Logan City GIS Monuments 443 & 431); thence along said northerly bank of the Logan River the following 7 (seven) courses and distances: S37°11'56"W 12.32 feet; thence S48°28'51"W 79.06 feet; thence S43°00'49"W 100.39 feet; thence S47°15'25"W 70.66 feet; thence S61°43'28"W 34.66 feet; thence S64°50'06"W 88.58 feet; thence S74°53'23"W 13.85 feet to the easterly line of Main (US Hwy 89) Street; thence N1°24'47"E along said street 589.99 feet to a rebar & cap at the southwest corner of Parcel 02-054-0018; thence S84°42'11"E along a fence line and the south line of said Parcel 135.99 feet; thence N1°02'01"E 81.35 feet; thence S85°05'48"E 160.27 feet; thence N1°11'52"E 37.91 feet; thence S88°17'32"E 80.34 feet; thence Southwesterly along the arc of a 92.50 foot radius non-tangent curve (radius bears: N73°06'15"W) to the right 47.47 feet through a central angle of 29°24'04" (chord: S31°35'47"W 46.95 feet); thence S46°17'49"W 293.55 feet; thence S1°24'32"W 44.59 feet; thence S43°42'18"E 41.54 feet; thence N46°17'42"E 8.50 feet; thence S43°42'18"E 176.48 feet to the point of beginning.

[Signature Page Follows]

WITNESS, the hand of said Grantor, this 18th day of September, 2019.

LOGAN RIVERWALK LAND HOLDINGS, LLC
A Utah Limited Liability Company

By: Robert B. Funk
Robert B. Funk, Attorney in Fact for
Dell Loy Hansen, Manager

STATE OF UTAH)
 : ss.
County of Cache)

On the 18th day of September, 2019, personally appeared before me Robert B. Funk, Attorney in Fact for Dell Loy Hansen, who, being by me duly sworn, did say that he is the Attorney in Fact for the Manager of LOGAN RIVERWALK LAND HOLDINGS, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by authority of a resolution of the Members or its Operating Agreement, and the aforesaid Attorney in Fact for the Manager acknowledged to me that said Limited Liability Company executed the same.

Nathan Leishman
NOTARY PUBLIC

