

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL
DEED AND TAX NOTICES TO:**

13113693
10/31/2019 3:59:00 PM \$40.00
Book - 10854 Pg - 2683-2685
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OLD REPUBLIC TITLE DRAPER/OREM
BY: eCASH, DEPUTY - EF 3 P.

WDG Trail Crossing, LLC
1178 W. Legacy Crossing Blvd., Ste. 100
Centerville, Utah 84014
Attention: Spencer H. Wright

(Tax Parcel No. 26-24-353-004; 26-24-353-005;
26-24-353-006; 26-24-353-007; 26-24-353-009)

19391814M

SPECIAL WARRANTY DEED

DB TRAIL CROSSING, LLC, a Delaware limited liability company, with its principal office at 1178 W. Legacy Crossing Blvd., Ste. 100, Centerville, Utah 84014 ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby **CONVEY and WARRANT** against all who claim by, through or under the Grantor to **WDG TRAIL CROSSING, LLC**, a Utah limited liability company, with its principal office at 1178 W. Legacy Crossing Blvd., Ste. 100, Centerville, Utah 84014 ("**Grantee**"), certain land being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Land**"), together with (i) all improvements, if any, located thereon, (ii) any and all rights, privileges and easements appurtenant to the Land, and (iii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, **SUBJECT TO** all reservations contained in this Deed and all encumbrances of record, all building codes and other applicable laws, ordinances and governmental regulations affecting the Land and all other matters reasonably identifiable from an inspection or survey of the Land.

[Signatures on Next Page]

[Trail Crossing – Special Warranty Deed – Grantor Signature Page]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute this instrument as of the date hereinafter written.

DATED: October 30, 2019

GRANTOR:

DB TRAIL CROSSING, LLC,
a Delaware limited liability company

By: WDG Trail Crossing, LLC,
a Utah limited liability company
Its: Managing Member

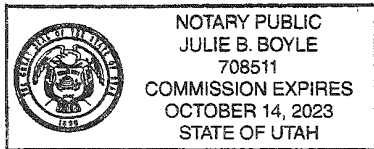
By: [Signature]
Name: SPENCER H. WRIGHT
Title: MANAGER

ACKNOWLEDGMENT

STATE OF UTAH)
) SS.
COUNTY OF SALT LAKE)

On October 30, 2019, personally appeared before me, a Notary Public, Spencer H. Wright the Manager of WDG Trail Crossing, LLC, a Utah limited liability company, the Managing Member of DB Trail Crossing, LLC, a Delaware limited liability company, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of DB Trail Crossing, LLC, a Delaware limited liability company.

WITNESS my hand and official Seal.



[Signature]
Notary Public in and for said State
My commission expires: 10-14-2023

[SEAL]

**EXHIBIT A
TO SPECIAL WARRANTY DEED**

Legal Description

The land referred to herein is situated the City of South Jordan, Salt Lake County, Utah, more particularly described as follows:

PARCEL 1A:

Lots C-103, C-104, C-106, and C-108, KENNECOTT DAYBREAK VILLAGE 7A, PLAT 1, according to the Official Plat thereof as recorded November 20, 2015, as Entry No. 12174130, in Book 2015P, Page 261, in the Office of the Salt Lake County Recorder, State of Utah.

And

Lot C-105B, KENNECOTT DAYBREAK VILLAGE 7A, PLAT 1, 1ST AMENDMENT, according to the Official Plat thereof as recorded October 30, 2019, as Entry No. 13111679, in Book 2019P, Page 291, in the Office of the Salt Lake County Recorder, State of Utah.

The following is shown for information purposes only: Tax ID / Parcel No. 26-24-353-004; 26-24-353-005; 26-24-353-007; 26-24-353-009 and 26-24-353-006.

PARCEL 2:

Easements as contained in that certain Restrictions and Easements Agreement and the terms, conditions and limitations contained therein, recorded November 25, 2015, as Entry No. 12178028, in Book 10382, at Page 6541 of County Records and First Amendment to Restrictions and Easements Agreement and the terms, conditions and limitations contained therein, recorded May 3, 2018, as Entry No. 12765714, in Book 10671, at Page 1698 of County Records.

PARCEL 3:

Easements as contained in that certain Mutual Access, Maintenance and Easement Agreement, with Exclusive Use Restriction and the terms, conditions and limitations contained therein, recorded September 13, 2017, as Entry No. 12615235, in Book 10598, at Page 462 of County Records.