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RASHELLE HOBBS
Recorder, Salt Lake County, UT
ARTISAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED MAIL TO:
CKK Ventures LLC
7836 Pinebrook Rd.
Park City, UT 84098

SPECIAL WARRANTY DEED

HIGH TIME VENTURES LLC, A TEXAS LIMITED LIABILITY COMPANY, Grantor, of Spring, County of Harris, State of Texas, hereby CONVEY and WARRANTY only as against all claiming by, through or under to

CKK Ventures LLC, Grantee, of Salt Lake City, County of Salt Lake City, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE, State of UT, to-wit

See Attached Exhibit "A"

16-21-479-017, 16-21-479-016

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

GRANTEE ACCEPTS THE PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS. NOTWITHSTANDING ANYTHING IN THE PURCHASE AND SALE AGREEMENT FOR COMMERCIAL REAL ESTATE ("CONTRACT") TO THE CONTRARY: (1) THE PROPERTY SHALL BE CONVEYED AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER (EXCEPT FOR REPRESENTATIONS AND WARRANTIES CONTAINED IN THIS DEED), EXPRESS OR IMPLIED, WRITTEN OR ORAL, INCLUDING, BUT NOT LIMITED TO, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES AS TO (I) THE CONDITION OF THE PROPERTY, THE VIABILITY OR SUCCESS OF BUSINESS OPERATIONS CONDUCTED THEREON, OR ANY SPECT THEREOF, INCLUDING WITHOUT LIMITATION, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE; (II) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES OR OTHER CONDITIONS OF THE PROPERTY OR WHICH AFFECT THE PROPERTY; (III) ANY CONDITIONS WHICH AFFECT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, USE, DEVELOPMENTAL POTENTIAL, OR OTHERWISE, (IV) THE AREA, SIZE, SHAPE, CONFIGURATION, LOCATION, CAPACITY, QUANTITY, QUALITY, CASH FLOW, EXPENSES, VALUE, CONDITION, COMPOSITION OR AMOUNT OF THE PROPERTY; (V) ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; AND (VI) ANY GEOLOGICAL, METEOROLOGICAL, STRUCTURE OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW OR HEREAFTER AFFECTING IN ANY MANNER ANY OF THE PROPERTY. IN THE EVENT OF A CONFLICT BETWEEN THIS PARAGRAPH AND ANY OTHER TERMS OF THE CONTRACT, THIS PARAGRAPH SHALL CONTROL.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE PRIOR TO CLOSING HAS INSPECTED THE PROPERTY AND IS QUALIFIED TO MAKE SUCH INSPECTION. GRANTEE ACKNOWLEDGES THAT IT IS FULLY RELYING ON GRANTEE'S (OR GRANTEE'S REPRESENTATIVES) INSPECTIONS OF THE PROPERTY AND EXCEPT FOR GRANTOR'S REPRESENTATIONS AND WARRANTIES CONTAINED IN THE CONTRACT AND NOT UPON ANY STATEMENT (ORAL OR WRITTEN) WHICH MAY HAVE BEEN MADE OR MAY BE MADE (OR PURPORTEDLY MADE) BY GRANTOR OR ANY OF ITS REPRESENTATIVES. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS (OR GRANTEE'S REPRESENTATIVES HAVE) INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE CONDITION OF THE PROPERTY AND ALL OTHER ASPECTS OF THE PROPERTY (INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY); AND GRANTEE ACKNOWLEDGES THAT GRANTEE IS RELYING SOLELY UPON ITS OWN (OR ITS REPRESENTATIVES) INSPECTION, EXAMINATION AND EVALUATION OF THE PROPERTY, GRANTEE HEREBY EXPRESSLY ASSUMES ALL RISKS, LIABILITIES, CLAIMS, DAMAGES AND COSTS (AND AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL, OR OTHER DAMAGES) RESULTING OR ARISING FROM OR RELATED TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY ATTRIBUTABLE TO THE PERIOD FROM AND AFTER THE DATE OF CLOSING. GRANTEE EXPRESSLY WAIVES, RELINQUISHES AND RELEASES GRANTOR FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION (INCLUDING CAUSES OF ACTION IN TORT), LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES (INCLUDING ATTORNEY'S FEES AND COURT COSTS) OF ANY AND EVERY KIND AND CHARACTER, KNOWN OR UNKNOWN, WHICH GRANTEE MAY ASSERT OR ALLEGE AGAINST GRANTOR AT ANY TIME BY REASON OF, ARISING OUT OF, OR IN CONNECTION WITH THE CONDITION OF THE PROPERTY AND BUSINESS OPERATIONS THEREON BEFORE OR AFTER CLOSING. GRANTEE EXPRESSLY WAIVES (TO THE EXTENT ALLOWED BY APPLICABLE LAW) ANY CLAIMS UNDER FEDERAL, STATE OR OTHER LAW THAT GRANTEE MIGHT OTHERWISE HAVE AGAINST GRANTOR RELATING TO THE USE, CHARACTERISTICS OR CONDITION OF THE PROPERTY EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED BY THE CONTRACT.

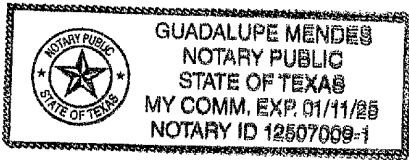
WITNESS the hand of said grantor, this 26 day of August, 2021.

High Time Ventures LLC, a Texas limited liability company

CHAROLIA Salim
By: Salim Charoua
Its: Member

STATE OF TEXAS)
 :SS
COUNTY OF Harris)

On the 26 day of August, 2021, personally appeared before me Salim Charoua the Member of High Time Ventures LLC, a Texas limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Guadalupe Mendes
Notary Public

ORDER NUMBER: 12124

EXHIBIT "A"

Parcel 1:

Commencing at the intersection of the West line of 20th East Street and the North line of 2700 South Street, which intersection is also the Southeast corner of Lot 8, Country Club Garden Tract, according to the official plat thereof on file in the office of the Salt Lake County Recorder; thence West along the North line of 2700 South Street, 178.95 feet; thence North 106 feet; thence East 178.95 feet to the West line of 20th East Street; thence South along said West line 106 feet to the point of beginning.

Parcel 2:

Part of Lot 7, COUNTRY CLUB GARDEN TRACT, commencing at a point 28 feet North of the Southeast corner of said Lot 7, and running thence North 50 feet; thence West 179.24 feet; thence South 50 feet; thence East 178.95 feet, more or less, to the point of beginning.