

WHEN RECORDED, MAIL THIS DEED TO:

AND MAIL TAX NOTICES TO:

KG Store 2500, L.L.C.

1459 Grand Avenue

Des Moines, Iowa 50309-3005

Tax Parcel Identification Numbers: 33-01-252-007

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

BOYER BANGERTER, L.C., a Utah limited liability company, as to an undivided 79.71% interest, and EAST BAY ASSOCIATES NO. 2, L.C., a Utah limited liability company (f/k/a East Bay Associates No. 2, LTD), as to an undivided 20.29% interest, as tenants in common, (collectively, "Grantor"), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, but not otherwise, unto KG STORE 2500, L.L.C., an Iowa limited liability company ("Grantee"), whose address is 1459 Grand Avenue, Des Moines, Iowa 50309-3005, the following described premises in Salt Lake County, State of Utah, to-wit:

[See Exhibit "A" attached hereto and by this reference made a part hereof (the "Real Property")]

together with Grantor's interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of the Grantor in and to (a) all improvements located thereon, and (b) all streets, alleys, easements and rights-of-way in, on or across the Real Property.

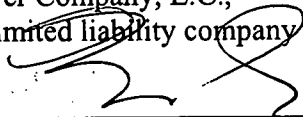
The foregoing conveyance is subject to all matters of record and all matters which may be disclosed by an accurate survey of the Property.

[Signature on following page]

WITNESS, the hand of said Grantor, this 20 day of December, 2021.

BOYER BANGERTER, L.C., a Utah limited liability company, by its manager

The Boyer Company, L.C.,
a Utah limited liability company

By: 

Name: BRIAN GACHNAR

Title: Manager

EAST BAY ASSOCIATES NO. 2, L.C., a Utah limited liability company, by its manager

The Boyer Company, L.C.,
a Utah limited liability company

By: 

Name: BRIAN GACHNAR

Title: Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

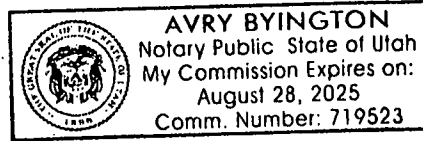
On this 20 day of December, 2021, before me, the undersigned, personally appeared Brian Grochnour, known or identified to me to be a manager of The Boyer Company, L.C., a Utah limited liability company, the manager of BOYER BANGERTER, L.C., a Utah limited liability company, who executed the instrument on behalf of said limited liability company, and acknowledged to me that the limited liability company executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires: 8/28/2021

Amy Byington
NOTARY PUBLIC
Residing at: Davis County

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)



On this 20 day of December, 2021, before me, the undersigned, personally appeared Brian Grochnour, known or identified to me to be a manager of The Boyer Company, L.C., a Utah limited liability company, the manager of EAST BAY ASSOCIATES NO. 2, L.C., a Utah limited liability company (f/k/a East Bay Associates No. 2, LTD), who executed the instrument on behalf of said limited liability company, and acknowledged to me that the limited liability company executed the same.

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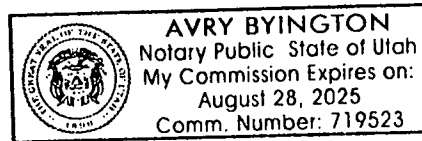


EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

(Legal Description of Property)

Certain real property located in Salt Lake County, Utah, more particularly described as follows:

LOT 101, AMENDED LOT 1 OF THE 136 CENTER OFFICE PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED APRIL 24, 2018, AS ENTRY NO. 12759232 IN THE SALT LAKE COUNTY RECORDER'S OFFICE.