

SPECIAL WARRANTY DEED

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

1401 Eastchase Pkwy, LLC
217 Inverness Lane
Fort Washington, MD 20744
Attn: Rita G. Cameron

14017271 B: 11373 P: 2937 Total Pages: 5
09/19/2022 11:05 AM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIDELITY NATIONAL TITLE AGENCY OF UTAH, LLC - 8899
8899 S 700 ESANDY, UT 84070

FOR VALUE RECEIVED, FT1 Utah LLC, a Delaware limited liability company ("Grantor), hereby grants and conveys, and warrants against all who claim by, through or under Grantor, to 1401 Eastchase Pkwy, LLC, a Maryland limited liability company ("Grantee"), all that certain real property ("Property") described on Exhibit A attached hereto and incorporated herein by reference, together with all buildings and improvements located thereon and any and all improvements, easements, privileges and rights appurtenant thereto.

THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO:

- (a) a lien taxes for real property and any general or special assessments not yet due and payable against the Property; and
- (b) the permitted encumbrances set forth on Exhibit B attached hereto and incorporated herein by reference.

Except as to the foregoing items, Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

[Remainder of Page intentionally left blank. Grantor signature follows on next page]

TAFD - 1426-476-056

FUT8020003

EXHIBIT A

LEGAL DESCRIPTION

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

PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 3500 SOUTH STREET, SAID POINT BEING S89°59'10"W 560.12 FEET AND N00°00'50"W 53.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE S89°59'10"W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 3500 SOUTH STREET, 197.08 FEET; THENCE N00°00'50"W 188.50 FEET; THENCE S90°00'00"E 65.20 FEET; THENCE S00°00'50"E 48.00 FEET; THENCE S90°00'00"E 94.75 FEET; THENCE S44°57'05"E 52.10 FEET; THENCE S00°11'39"E 103.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,107 SQUARE FEET OR 0.691 ACRES MORE OR LESS.

[End of Legal Description.]

EXHIBIT B

PERMITTED EXCEPTIONS

1. The lien of all general real and personal property taxes for the year 2022, and thereafter, not yet due or payable.
2. Right-of-Way Easement to construct, operate, maintain and remove such communication and other facilities, granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded June 12, 1985 as Entry No. 4097389 in Book 5662 at page 121 of Official Records.
3. Perpetual Easement to construct, reconstruct, operate, maintain and remove such telecommunications facilities, granted to U S West Communications, Inc., a Colorado corporation, recorded April 30, 1993 as Entry No. 5491474 in Book 6652 at page 52 of Official Records.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Rocky Mountain Power, an unincorporated division of PacifiCorp, its successors and assigns Purpose: Construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances together with other recited terms Recording Date: November 19, 2020 Recording No: 13467735 Book/Page: 11064/1602.
5. Cross Easement Agreement contained in Declaration of Restrictions and Grant of Easements, dated July 28, 1983 and recorded July 29, 1983 as Entry No. 3824472 in Book 5478 in Book 2344 of Official Records. First Amendment to Declaration of Restrictions, and Grant of Easements, Common Area Maintenance Agreement, Development Agreement and Cross Easement Agreement (Church Parcel), dated October 13, 1983 and recorded August 24, 1984 as Entry No. 3984818 in Book 5584 at page 2246 of Official Records. Second Amendment to Declaration of Restrictions, and Grant of Easements, Common Area Maintenance Agreement, Development Agreement and Cross Easement Agreement (Church Parcel), dated March 22, 1985 and recorded March 29, 1985 as Entry No. 4066915 in Book 5640 at page 2410 of Official Records. Second Amendment to Declaration of Restrictions, and Grant of Easements, Common Area Maintenance Agreement, Development Agreement and Cross Easement Agreement (Church Parcel), dated March 22, 1985 and recorded April 8, 1985 as Entry No. 4070921 in Book 5643 at page 1781 of Official Records. Consent to Fifth Amendment To and Total Restatement of Declaration of Restrictions and Grant of Easements and Amendment to Cross Easement Agreement and Confirmation and Grant of Easements, September 23, 2016 as Entry No. 12372201 in Book 10479 at page 6233 of Official Records. Fifth Amendment to Fifth Amendment to and Total Restatement of Declaration of Restrictions and Grant of Easements and Second Amendment to Fourth Amendment to and Total Restatement of Common Area Maintenance Agreement and Fourth Amendment to Cross Easement Agreement, recorded June 30, 2021, as Entry No. 13705856, in Book 11200, at Page 1011 of the Official Records.
6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document entitled Fifth Amendment To and Total Restatement of Declaration of Restrictions and Grant of Easements, recorded December 16, 1992 as Entry No. 5396348 in Book 6574 at page 75 of Official Records. First Amendment to Fifth Amendment To and Total Restatement of Declaration of Restrictions and Grant of Easements, recorded October 28, 1997 as Entry No. 6774493 in Book 7791 at page 2229 of Official Records. Second Amendment to Fifth Amendment To and Total Restatement of Declaration of Restrictions and Grant of Easements, recorded November 13, 2015 as Entry No. 12170367 in Book 10379 at page 1454 of Official Records. Consent to Fifth Amendment To and Total Restatement of Declaration of Restrictions and Grant of Easements and Amendment to Cross Easement Agreement and Confirmation and Grant of Easements, September 23, 2016 as Entry No. 12372201 in Book 10479 at

page 6233 of Official Records. Third Amendment to Fifth Amendment To and Total Restatement of Declaration of Restrictions and Grant of Easements, recorded June 11, 2019 as Entry No. 13006789 in Book 10790 at page 5224 of Official Records. Third Amendment to Fifth Amendment To and Total Restatement of Declaration of Restrictions and Grant of Easements, recorded June 11, 2019 as Entry No. 13006789 in Book 10790 at page 5224 of Official Records. Third Amendment to Fifth Amendment To and Total Restatement of Declaration of Restrictions and Grant of Easements, recorded June 11, 2019 as Entry No. 13006790 in Book 10790 at page 5232 of Official Records. Third Amendment to Fifth Amendment To and Total Restatement of Declaration of Restrictions and Grant of Easements, recorded June 11, 2019 as Entry No. 13006791 in Book 10790 at page 5240 of Official Records. Fifth Amendment to Fifth Amendment to and Total Restatement of Declaration of Restrictions and Grant of Easements and Second amendment to Fourth Amendment to and Total Restatement of Common Area Maintenance Agreement and Fourth Amendment to Cross Easement Agreement, recorded June 30, 2021, as Entry No. 13705856, in Book 11200, at Page 1011 of the Official Records.

7. Common Area Maintenance Agreement contained in Fourth Amendment to and Total Restatement of Common Area Maintenance Agreement between GFI Ltd. II – W.V.C. Investments, Ltd., a Utah limited partnership, Albertson's, Inc., a Delaware corporation and Albertson's Realty, Inc., a Idaho corporation, Water Gasser, Trustee, for Walt Gasser & Associates, Inc., Employees Profit Sharing Plan, Millstream, Ltd., a Utah limited partnership, One Liberty Properties, Inc., a Maryland corporation and Payless Drug Stores Northwest, Inc., a Maryland corporation, recorded December 16, 1992 as Entry No. 5396349 in Book 6574 at page 129 of Official Records. First Amendment to Fourth Amendment to and Total Restatement of Common Area Maintenance Agreement, recorded October 28, 1997 as Entry No. 74492 in Book 7791 at page 2212 of Official Records. Fifth Amendment to Fifth Amendment to and Total Restatement of Declaration of Restrictions and Grant of Easements and Second Amendment to Fourth Amendment to and Total Restatement of Common Area Maintenance Agreement and Fourth Amendment to Cross Easement Agreement, recorded June 30, 2021, as Entry No. 13705856, in Book 11200, at Page 1011 of the Official Records.
8. A Lease dated February 28, 2019, executed by WDG West Valley Convenience, LLC, a Utah limited liability company as Landlord, and by 7-Eleven, Inc., a Texas corporation as Tenant, as amended by the First Amendment of Lease dated March 3, 2020, and Second Amendment of Lease dated June 12, 2020, and Third Amendment of Lease dated April 29, 2021, upon the terms, conditions and covenants therein.
9. Any rights, easements, interests, claims or adverse circumstances which may exist or arise by reason of the following matters shown on and disclosed by that certain ALTA/NSPS Survey, dated May 1, 2022 with a last revision date of July 6, 2022, prepared by Reeve & Associates, Inc., as Job No. 8013-01, certified by Trevor J. Hatch, License No. 9031945:
 - a. Location of fences
 - b. Power Box on Southwest
 - c. Slight encroachment of Existing building onto easement recorded as Entry No.13467735.
 - d. Slight encroachment of Fuel Tanks onto easement 4097389.
 - e. Encroachment of Fuel Tanks onto easement 5491474.