

When Recorded Return To:

Wiggy Wash, LLC
c/o Mark V. Thigpen, Esq.
King & Spalding
300 S. Tryon Street, Suite 1700
Charlotte, NC 28202

APN: 26-25-201-005, portions of
ORT: 2270352FA

SPECIAL WARRANTY DEED

SUNRISE 3, LLC (“Grantor”), hereby CONVEYS AND WARRANTS against all claiming by, through, or under the Grantor, to **WIGGY WASH, LLC**, a Utah limited liability company (“Grantee”), for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described real property (the “Property”), which is located in Salt Lake County, State of Utah, and is more particularly described as follows:

See **EXHIBIT “A”** attached hereto and incorporated herein by reference

TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same.

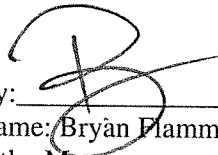
SUBJECT TO those matters set forth in **EXHIBIT “B”** attached and incorporated by this reference.

14 IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day of August, 2023.

GRANTOR:

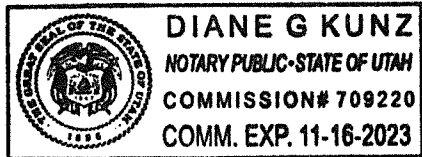
SUNRISE 3, LLC

By: SUNRISE 3 MANAGERS, LLC,
a Utah limited liability company,
its Manager

By: 
Name: Bryan Flamm
Title: Manager

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

The foregoing instrument was acknowledged before me this 14th day of August, 2023, by Bryan Flamm, the Manager of SUNRISE 3 MANAGERS, LLC, a Utah limited liability company, the Manager of SUNRISE 3, LLC, on behalf of said limited liability company.



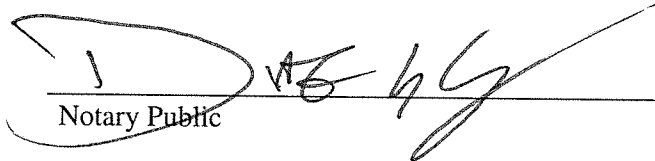

Notary Public

EXHIBIT "A"

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING PART OF A PARCEL AS IDENTIFIED BY SALT LAKE COUNTY TAX ID. 26-25-201-005, SITUATE IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN HERRIMAN CITY, SALT LAKE COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A POINT LOCATED S89°39'15"E 632.09 FEET ALONG THE SECTION LINE AND S00°20'45"W 262.91 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE N51°21'42"E 26.23 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 643.04 FEET (RADIUS BEARS: S39°53'27"E) A DISTANCE OF 150.37 FEET THROUGH A CENTRAL ANGLE OF 13°23'53" CHORD: N56°48'30"E 150.03 FEET; THENCE N62°48'43"E 26.27 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET A DISTANCE OF 21.00 FEET THROUGH A CENTRAL ANGLE OF 80°12'26" CHORD: S77°05'04"E 19.33 FEET; THENCE S36°58'51"E 85.75 FEET; THENCE S43°33'20"E 106.56 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 27.50 FEET (RADIUS BEARS: N83°05'15"W) A DISTANCE OF 22.19 FEET THROUGH A CENTRAL ANGLE OF 46°14'20" CHORD: S30°01'55"W 21.60 FEET; THENCE S53°00'50"W 208.42 FEET; THENCE N36°31'04"W 228.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.13 ACRES +/-

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Charges and assessments not yet due and payable in connection with the Property's location in Tax District 70.
3. Water rights, or claims or title to water.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, and/or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
5. Reservations contained in that certain Patent in favor of The United States of America recorded May 10, 1907 as Entry No. 222257 in Book 7E of Deeds at Page 61 of the Official Records.
6. An easement over, across or through the Land for irrigation system and incidental purposes, as granted to the Utah Water and Power Board by Instrument recorded June 11, 1953, as Entry No. 1332941 in Book 1013 at Page 339 of the Official Records.
7. An easement over, across or through the Land for a pipeline and incidental purposes, as granted to the State of Utah, acting through the Board of Water Resources by Instrument recorded February 26, 1974 as Entry No. 2602125 in Book 3523 at Page 249 of the Official Records.
8. An easement over, across or through the Land for electric transmission and incidental purposes, as granted to Utah Power & Light Company, a corporation of the State of Maine, its successors in interest and assigns by Instrument recorded October 07, 1976 as Entry No. 2864157 in Book 4362 at Page 424 of the Official Records.
9. An Agreement, by and between the State of Utah, acting through the Board of Water Resources and the Herriman Irrigation Company, a corporation regarding construction of a water conservation project recorded May 29, 1996 as Entry No. 6368924 in Book 7409 at Page 2566 of the Official Records.
10. Reservations and restrictions as referenced in that certain Quit Claim Deed:
 - Recorded: January 31, 2018
 - Entry No.: 12708420
 - Book: 10643
 - Page: 6099, of the Official Records.
11. Development Agreement by and between Sunrise 3 LLC, a Utah limited liability company and Herriman City, a Utah municipality and the terms, conditions, restrictions and limitations contained therein:
 - Recorded: July 9, 2020
 - Entry No: 13323841
 - Book : 10976
 - Page: 1902, of the Official Records.

Amendment No. 1 to Master Development Agreement for Mountain View and Self Storage Area and the terms, conditions, restrictions and limitations contained therein:

 - Recorded: June 17, 2022
 - Entry No: 13971513
 - Book : 11349
 - Page: 1915, of the Official Records.
12. The following matters disclosed by an ALTA/NSPS survey made by Brian A. Linam of Benchmark Engineering & Land Surveying on November 23, 2022, designated Project No. 2210286:
 - a) Overhead Power Lines