

RECORDING REQUESTED BY,
WHEN RECORDED MAIL TO,
AND MAIL TAX NOTICES TO:

Edged Salt Lake City LLC
30 Old Kings Highway South, STE 1005
Darien, CT 06820
Attention: Elda Bruza

APNs: 33-12-100-018

CT-107701-CAB

SPECIAL WARRANTY DEED

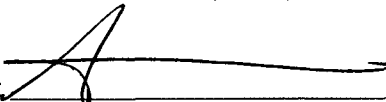
This Special Warranty Deed is given by STACK ROSE GARDEN, LLC, a Utah limited liability company ("**Grantor**"), to EDGED SALT LAKE CITY LLC, a ~~Delaware~~ limited liability company, of 30 Old Kings Highway South, Suite 1005, Darien, Connecticut 06820 ("**Grantee**").
*Delaware

For valuable consideration, Grantor hereby conveys and warrants to Grantee against all claiming by, through, or under Grantor, but not otherwise, the real property situated in Salt Lake County, State of Utah described on Exhibit A attached hereto and incorporated herein.

Subject to taxes and assessments not yet delinquent and easements, encumbrances, restrictions, rights of way, and reservations of record, visible by inspection, or otherwise.

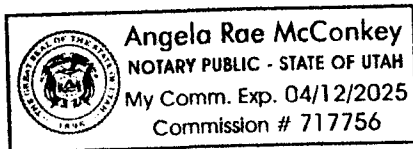
DATED the 22 day of December 2023.

STACK ROSE GARDEN, LLC,
a Utah limited liability company

By: 
Andrew Bybee, Manager

STATE OF UTAH)
) :SS
COUNTY OF Utah)

On December 21, 2023, before me, a notary public in and for the State of Utah, personally appeared Andrew Bybee, the Manager of STACK ROSE GARDEN, LLC, a Utah limited liability company, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in the capacity indicated.



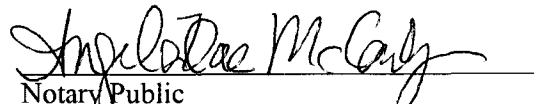

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

A portion of future Lot 1 and the proposed road dedication area of the forthcoming The Inabi Subdivision, being a part of the Northwest Quarter of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Bluffdale City, Salt Lake County, Utah:

Beginning at a corner common to future Lots 1, 2 and Parcel A of said forthcoming Subdivision, located 696.49 feet South 89°31'20" East along the measured Quarter Section line; and 774.91 feet North 0°28'40" East from a Brass Cap Monument found marking the West Quarter Corner of said Section 12; said Brass Cap is located 2654.12 feet North 89°52'20" East from a Brass Cap Monument found marking the Center of Section 11; and running thence South 89°48'16" East 588.70 feet along the Southerly line of future Lot 2 to the Easterly line of said Subdivision, also being the Westerly line of that certain Record of Survey filed as Survey No. S99-08-0595 in the Official Records of the Salt Lake County Surveyor; thence along said Survey line the following 3 courses: South 0°36'49" West 224.90 feet; South 89°35'19" East 50.00 feet to the East line of the Southwest Quarter of the Northwest Quarter of said Section 12; and South 0°36'49" West 515.27 feet along said East line to the Northerly Right-of-Way line of 14600 South Street as it exists on the ground; thence along said Northerly Right-of-Way line the following five courses: North 89°48'16" West 137.30 feet; North 39°40'02" East 5.95 feet; North 89°48'16" West 85.50 feet; South 39°40'02" West 5.95 feet; and North 89°48'16" West 349.75 feet to the Southeast Corner of that certain Survey filed as Survey No. S2006-10-0860 in the Official Records of Salt Lake County; thence North 0°36'49" East 248.21 feet along said Easterly line of said Survey to the Northeast corner thereof; thence North 89°31'41" West 250.00 feet along the Northerly line of said Survey to the Northwest corner thereof; thence North 0°36'49" East 342.58 feet to the Southerly line of future Parcel A of said Subdivision; thence along the Southerly and Easterly lines of said future Parcel A the following two courses: South 89°48'16" East 184.94 feet to the Southeast corner of said future Parcel A; and North 0°11'44" East 148.36 feet to the point of beginning.

Contains 507,768 sq. ft. or 11.657 acres.

Parcel A:

A portion of future Parcel A of the forthcoming The Inabi Subdivision, being a part of the Northwest Quarter of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Bluffdale City, Salt Lake County, Utah:

Beginning at a corner common to future Lots 1, 2 and Parcel A of said forthcoming Subdivision, located 696.49 feet South $89^{\circ}31'20''$ East along the measured Quarter Section line; and 774.91 feet North $0^{\circ}28'40''$ East from a Brass Cap Monument found marking the West Quarter Corner of said Section 12; said Brass Cap is located 2654.12 feet North $89^{\circ}52'20''$ East from a Brass Cap Monument found marking the Center of Section 11; and running thence along the Westerly and Northerly lines of said future Lot 1 the following two courses: South $0^{\circ}11'44''$ West 148.36 feet; and North $89^{\circ}48'16''$ West 184.94 feet; thence North $0^{\circ}36'49''$ East 590.58 feet to the Southerly line of said future Lot 2; thence along the Southerly and Westerly lines of said future Lot 2 the following two courses: South $89^{\circ}48'16''$ East 180.63 feet; and South $0^{\circ}11'44''$ West 442.21 feet to the point of beginning.

Contains 107,946 sq. ft. or 2.478 acres.