

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

EDC SLC LandCo LLC  
30 Old Kings Highway South, STE 1005  
Darien, CT 06820  
Attention: Elda Bruza

APNs: 33-12-100-017, 32-12-100-018

CT-174382-CAB

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is given by STACK ROSE GARDEN, LLC, a Utah limited liability company ("**Grantor**"), to EDC SLC LANDCO LLC, a ~~Utah~~<sup>Delaware</sup> limited liability company, of 30 Old Kings Highway South, Suite 1005, Darien, Connecticut 06820 ("**Grantee**").

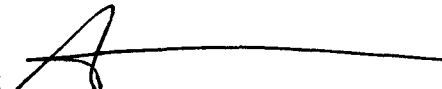
\*Delaware

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**

A portion of future Lot 2 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 along the Easterly and Northerly lines of future Parcel A of said Subdivision the following two courses: North 0°11'44" East 442.21 feet to the Northeast corner of said future Parcel A; and North 89°48'16" West 180.63 feet; thence North 0°36'49" East 108.22 feet; thence North 0°34'36" East 50.00 feet to the Southerly 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 the Southerly and Westerly lines of said Survey the following two courses: South 89°35'46" East 772.57 feet; and South 0°36'49" West 597.62 feet to the Northeast corner of future Lot 1 of said Subdivision; thence North 89°48'16" West 588.70 feet along the Northerly line of said future Lot 1 to the point of beginning.

Contains 382,179 sq. ft. or 8.774 acres.