

14294929 B: 11522 P: 1307 Total Pages: 3

10/01/2024 01:23 PM By: dsalazar Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA

215 S STATE ST STE 380 SALT LAKE CITY, UT 841112371

WHEN RECORDED, MAIL TO:

c/o Wasatch Commercial Developers, LLC

299 South Main Street, Suite 2400

Salt Lake City, Utah 84111

Attn: John Dahlstrom

APN: 15-19-451-003-0000

(space above for Recorder's use only)

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, **LAND RESERVE, INC.**, a Utah corporation (f/k/a Suburban Land Reserve, Inc., a Utah corporation) ("**Grantor**"), hereby conveys and warrants against only those claiming by, through or under it (and no others), to **MIT R&D PARK QOZ BUSINESS, LLC**, a Utah limited liability company, whose address is 299 South Main Street, Suite 2400, Salt Lake City, Utah 84111 ("**Grantee**"), all right, title and interest in and to the real property located in Salt Lake County, Utah, and described as follows:

See **Exhibit A** attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity; and

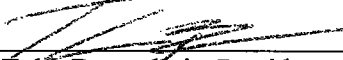
RESERVING specifically unto Grantor all water rights, including shares of stock in water companies, minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, under the above-described land, provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

[signatures to follow]

First American Title
National Commercial Services
NCS File # 1228788

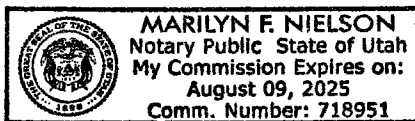
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 1st day of October 2024.

LAND RESERVE, INC.,
a Utah corporation (f/k/a Suburban Land Reserve, Inc.)

By: 
Tyler Buswell, its President

STATE OF UTAH)
 ss:
COUNTY OF SALT LAKE)

Acknowledged before me this 30 day of Sept., 2024, by Tyler Buswell, the President of **LAND RESERVE, INC.**, a Utah corporation (f/k/a Suburban Land Reserve, Inc.).



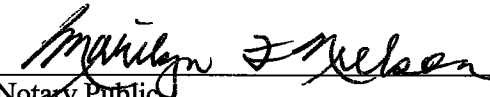

Notary Public

Exhibit A

Legal Description

The real property in the county of Salt Lake, State of Utah, described as follows:

Waterway Access Pad at the Southeasterly Corner of Lot 105, LAKE PARK CORPORATE CENTRE, West Valley City, Salt Lake County, Utah:

Beginning at a point on the northerly right-of-way line of LAKE PARK BOULEVARD said point also being North 89°56'54" West 599.427 feet along the Quarter Section Line and South 2393.201 feet and along said northerly right-of-way line for the following three courses: South 66°00'00" East 543.345 feet, Southeasterly 737.873 feet along a 1262.000 foot radius curve to the left (Delta = 33°30'00" and long chord bears South 82°45'00" East 727.407 feet) and North 80°30'00" East 506.425 feet to the Southeasterly Corner of Lot 105, LAKE PARK CORPORATE CENTRE also being the true point of beginning of this parcel from the Center of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence along the boundary of said Lot 105 for the following two courses: North 09°30'00" West 200.000 feet and North 78°29'44" East 120.681 feet; thence along the westerly line of WATERWAY AREA No. 15 of LAKE PARK CORPORATE CENTRE for the following ten courses:

1. South 00°51'45" East 51.485 feet,
2. South 29°00'11" West 13.373 feet,
3. South 39°49'44" West 19.410 feet,
4. South 06°50'45" West 18.406 feet,
5. South 26°36'56" East 15.730 feet,
6. South 43°56'18" East 32.516 feet,
7. South 18°37'11" East 17.467 feet,
8. South 04°15'17" East 24.976 feet,
9. South 32°45'58" East 20.912 feet and
10. South 09°30'00" East 9.363 feet; thence South 80°30'00" West 116.411 feet along said northerly right-of-way line of LAKE PARK BOULEVARD to the point of beginning.