

SPECIAL WARRANTY DEED

WHEN RECORDED, MAIL TO:

RKF South Jordan, LLC
1835 S. Highway 89
Perry, UT 84302

1710-24-268-CMF

SPECIAL WARRANTY DEED

TIN 24-24-368-017
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WDG TRAIL CROSSING, LLC, a Utah limited liability company, as grantor whose address is 610 N 800 W, Centerville, UT 84014, grants, conveys and warrants, against grantor's own actions and those claiming by, through or under grantor, to RKF South Jordan, LLC, a Utah limited liability company as grantee whose address is 1835 S. Hwy 89, Perry, UT 84302, the real property, together with all tenements, hereditaments, and appurtenances thereunto belonging, located in Salt Lake County, Utah (the "Land") described as follows:

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO the reservations, easements, covenants, conditions, restrictions, encumbrances, and non-financial encumbrances that are enforceable in law or in equity.

Grantor does hereby covenant to and with the Grantee that the Grantee is the owner of an undivided interest in fee simple of the Property and that Grantor will warrant and defend the same against all claiming by, through or under Grantor, but not otherwise.

[Signature and Acknowledgement Page Follows]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 24th day of October, 2024.

GRANTOR:

WDG Trail Crossing, LLC, LLC
a Utah limited liability company

By: CW The Manager, LLC
a Utah limited liability company
Its: Manager

By: CW Development Group, LLC
a Utah limited liability company
Its: Manager

By: _____
Name: Holton Hunraker
Its: CFO

STATE OF UTAH)
)
COUNTY OF Davis)
):ss.

The foregoing instrument was acknowledged before me this 24th day of October, 2024,
by Holton Hunraker, the CFO of CW Development Group, LLC, a Utah limited liability
company, the manager of CW The Manager, LLC, a Utah limited liability company, the manager of WDG
Trail Crossing, LLC, a Utah limited liability company.

Heiner
NOTARY PUBLIC

Residing at: Layton, UT

My Commission Expires:

01/23/2027



Exhibit "A"
to
Special Warranty Deed

Legal Description of Land

Lot C-109B, DAYBREAK VILLAGE 7A PLAT 1 SUBDIVISION 3RD AMENDMENT, Amending Lot C-109, according to the official plat thereof as recorded September 16, 2024 as Entry No. 14288444 in Book 2024P at Page 204 in the office of the Salt Lake County Recorder.