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to:

SSL Market Center QOZB, LLC  
386 W. 500 S. Suite 100  
Salt Lake City, UT 84101

14306524 B: 11528 P: 6477 Total Pages: 3  
10/29/2024 11:53 AM By: BGORDON Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

(space above this line for Recorder's use only)

## **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed by SSL MARKET CENTER QOZB, LLC, a Delaware limited liability company ("*Grantor*"), whose address is 386 W. 500 S., Ste 100, Salt Lake City, Utah 84101, in favor of SSL MARKET CENTER QOZB, LLC, a Delaware limited liability company ("*Grantee*") whose address is 386 W. 500 S., Ste 100, Salt Lake City, Utah 84101.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are acknowledged hereby, Grantor hereby conveys and warrants to Grantee against all persons claiming by, through or under Grantor, but not otherwise, that certain real property located in the County of Salt Lake, State of Utah, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein.

Subject to all taxes, assessments, liens, encumbrances, rights-of-way, easements, restrictions and other matters of record.

**The purpose of this Special Warranty Deed is to memorialize a bona fide division of land into two parcels. Pursuant to Section 10-9a-103 of the Utah Code, this division (A) is in anticipation of future land use approvals on the parcels; (B) does not confer any land use approvals, and (C) has not been approved by the land use authority.**

*[Signature page and acknowledgement follows]*

### **COURTESY RECORDING ONLY**

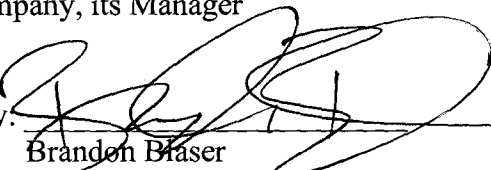
Cottonwood Title disclaims any  
liability as to the condition of title  
and as to the content, validity,  
or effects of this document.

DATED this 28<sup>th</sup> day of October, 2024.

**GRANTOR:**

**SSL MARKET CENTER QOZB, LLC**, a Delaware limited liability company

By: BCG TBD Manager, LLC, a Delaware limited liability company, its Manager

By:   
Brandon Blaser  
Authorized Signatory

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

On the 28<sup>th</sup> day of October, 2024, the foregoing Special Warranty Deed was acknowledged before me by Brandon Blaser, in his capacity as Authorized Signatory of BCG TBD Manager, LLC, a Delaware limited liability company, the Manager of SSL Market Center QOZB, LLC, a Delaware limited liability company, on behalf of such company.

  
\_\_\_\_\_  
Notary Public

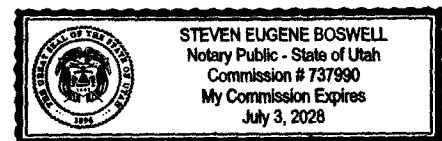


EXHIBIT A  
DESCRIPTION OF PROPERTY

PROPOSED LOT 1

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF HAVEN LANE, SAID POINT BEING SOUTH 89°42'55" EAST 750.94 FEET ALONG THE MONUMENT LINE OF 2100 SOUTH STREET AND SOUTH 0°19'07" WEST 1177.32 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK 40, TEN ACRE PLAT "A", BIG FIELD SURVEY AND WEST 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE STREET AND SOUTH 0°19'17" WEST 419.94 FEET (SOUTH 0°05'00" WEST 419.92 FEET BY DEED) ALONG SAID WEST RIGHT OF WAY LINE TO SAID NORTH RIGHT OF WAY LINE AND NORTH 89°50'46" WEST 115.99' FEET (SOUTH 89°52'00" WEST BY DEED) FROM BRASS CAP MONUMENT LOCATED IN THE INTERSECTION OF SAID 2100 SOUTH STREET AND MAIN STREET, AND RUNNING THENCE NORTH 89°50'46" WEST 396.10 FEET (SOUTH 89°52'00" WEST BY DEED) ALONG SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 0°17'01" EAST 164.40 FEET (NORTH 00°03'34" EAST BY DEED); THENCE SOUTH 89°50'46" EAST 16.88 FEET (NORTH 89°52'00" EAST 17.09 FEET BY DEED); THENCE NORTH 0°17'01" EAST 100.00 FEET (NORTH 00°03'34" EAST 99.75 FEET, MORE OR LESS, BY DEED); THENCE NORTH 41.37 FEET; THENCE EAST 54.91 FEET; THENCE NORTH 36.62 FEET; THENCE EAST 323.00 FEET; THENCE SOUTH 343.40 FEET TO THE POINT OF BEGINNING.

A portion of Tax Parcel No. 16-19-151-013-0000