

WHEN RECORDED RETURN TO:

DRP UT 2, LLC
520 Madison Avenue, 21st Floor
New York, NY 10022
Attn: Chris Bornemann & Joel Kaul
(212) 751-5956

Affects Parcel No. 22-10-151-023 and
22-10-151-027

SPECIAL WARRANTY DEED

KMW Development L.L.C., a Utah limited liability company, c/o Woodbury Corporation, 2733 E Parleys Way, Suite 300, Salt Lake City, Utah 84109 ("Grantor"), hereby conveys and warrants to DRP UT 2, LLC, a Delaware limited liability company ("Grantee"), subject to all matters of record, matters disclosed to, or discovered by Grantee prior to recordation of this deed, and matters ascertainable by Grantee through a survey or other physical inspection of the Property, only against all who claim by, through, or under the Grantor, for the sum of Ten and 00/100 Dollars (\$10.00), the following described tract of land in Salt Lake County, Utah, to wit:


See **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property").

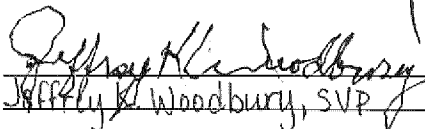
Effective this 31 day of December, 2025

GRANTOR:

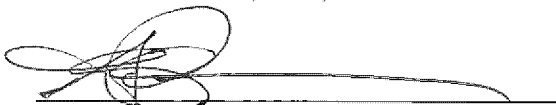
KMW DEVELOPMENT L.L.C., a Utah limited liability company

By: WOODBURY CORPORATION, a Utah corporation, Its Manager

By: 
O. Randall Woodbury, Vice Chairman

By: 
Jeffrey K. Woodbury, SVP

By: MILLROCK CAPITAL II, LLC, a Utah limited liability company, Its Manager

By: 
Steven Peterson, Manager

[Acknowledgements Begin on Following Page]



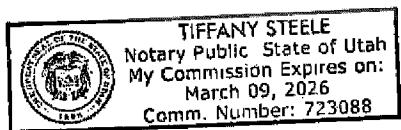
ACKNOWLEDGEMENTS

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

On the 30th day of Dec. 2025, before me personally appeared D. Randall Woodbury, to me personally known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



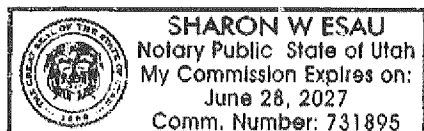
[Signature]
Notary Public

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

On the 30th day of December 2025, before me personally appeared Jeffrey K. Woodbury, to me personally known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



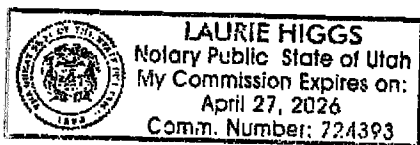
[Signature]
Notary Public

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

On the 30th day of December 2025, before me personally appeared Steven Peterson, to me personally known to me to be the person who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



[Signature]
Notary Public

[End of Acknowledgements]

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

BLOCK K LOT 1 AND BLOCK K LOT 2 OF THE ROYAL HOLLADAY HILLS SUBDIVISION #2
SUBDIVISION PLAT RECORDED ON JUNE 25, 2021, AS RECORDED #13700581, AT BOOK 2021P,
PAGE 171, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

[End of Exhibit "A"]

[End of Instrument]

