

WHEN RECORDED, MAIL TO:

Timpview Logistics Center, LLC
Attn: Reed Quinn
11665 Sunrise Cir
Highland, UT, 84003

Tax Parcel Nos. 13-067-0097
13-067-0075
13-067-0107

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SKY HARBOR DEVELOPMENT, L.C., a Utah limited liability company as to a 2/6th interest; SRAFF PROPERTIES, LLC, a Utah limited liability company as to a 1/6th interest; JARED SKIDMORE as to a 1/6th interest; MDS HOLDINGS, LLC, a Nevada limited liability company as to a 1/6th interest; and T&N SKIDMORE LLC, a Utah limited liability company as to a 1/6th interest (collectively, "Grantors"), grant, convey and warrant against all who claim by, through, or under Grantors, to TIMPVIEW LOGISTICS CENTER, LLC, a Utah limited liability company, whose address is 11665 Sunrise Cir Highland, UT, 84003 ("Grantee"), the real property located in Utah County, Utah described as follows (the "Property"):

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

SUBJECT TO (i) current taxes and assessments, other than any tax or judgment lien arising by, through or under Grantor prior to the date of this Special Warranty Deed; (ii) applicable zoning laws; (iii) applicable governmental rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests, in each case, of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantors all water and water rights of any and all kinds, including shares of stock in water companies.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed this 27 day of February, 2025.

[SIGNATURES AND ACKNOWLEDGEMENTS ARE ON FOLLOWING PAGES]

Grantor:

SKY HARBOR DEVELOPMENT, L.C.,
a Utah limited liability company

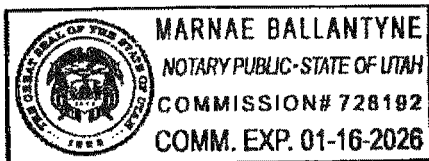
By: Brent L. Skidmore
Name: Brent L. Skidmore
Its: Manager

STATE OF UTAH)
 ss:
COUNTY OF Utah)

Acknowledged before me this 28th day of February, 2025, by Brent L. Skidmore, the Manager of SKY HARBOR DEVELOPMENT, L.C., a Utah limited liability company.

WITNESS my hand and official seal.

Marnae Ballantyne
Notary Public for the State of Utah
Commission No.: 728192
My Commission Expires: January 16, 2026



Grantor:

SRAFF PROPERTIES, LLC,
a Utah limited liability company

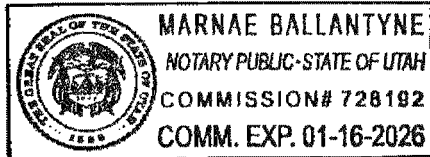
By: Stephanie Raff
Name: Stephanie Raff
Its: Member

STATE OF UTAH)
 ss:
COUNTY OF Utah)

Acknowledged before me this 28th day of February, 2025, by Stephanie Raff, the Member of SRAFF PROPERTIES, LLC, a Utah limited liability company.

WITNESS my hand and official seal.

Marnae Ballantyne
Notary Public for the State of Utah
Commission No: 728192
My Commission Expires: January 16, 2026



Grantor:

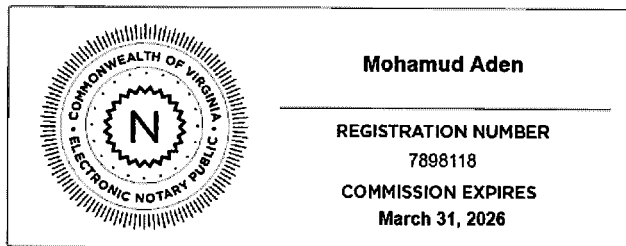
By: Jared Skidmore
JARED SKIDMORE

STATE OF Virginia)
 City of Alexandria ss:
COUNTY OF)

Acknowledged before me this 27 day of February, 2025, by JARED SKIDMORE, in his individual capacity.

WITNESS my hand and official seal.

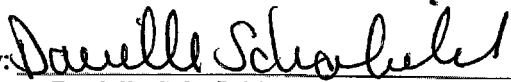
Mohamud Aden 7898118
Notary Public for the State of Virginia
Commission No.: 7898118
My Commission Expires: 03/31/2026
Electronic Notary Public



Notarized remotely online using communication technology via Proof.

Grantor:


MDS HOLDINGS, LLC,
a Nevada limited liability company

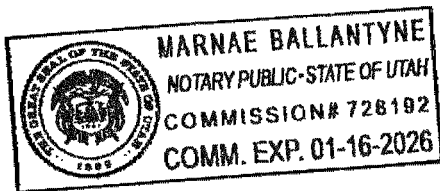
By: 
Name: Danielle Schofield
Its: Managing Member

STATE OF Utah)
 ss:
COUNTY OF Utah)

Acknowledged before me this 28th day of February, 2025, by Danielle Schofield, the Managing Member of MDS HOLDINGS, LLC, a Nevada limited liability company.

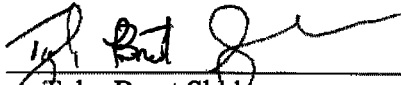
WITNESS my hand and official seal.


Notary Public for the State of Utah
Commission No. 728192
My Commission Expires: Jan 16, 2026



Grantor:

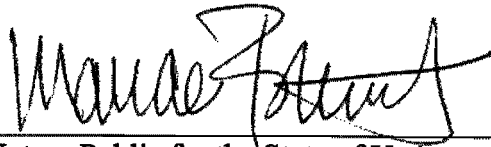
T&N SKIDMORE LLC,
a Utah limited liability company

By: 
Name: Tyler Brent Skidmore
Its: Manager

STATE OF UTAH)
 ss:
COUNTY OF Utah)

Acknowledged before me this 28th day of February, 2025, by Tyler Brent Skidmore, the Manager of T&N SKIDMORE LLC, a Utah limited liability company.

WITNESS my hand and official seal.


Notary Public for the State of Utah
Commission No. 728192
My Commission Expires: January 16, 2026

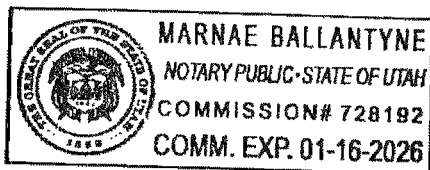


Exhibit A**LEGAL DESCRIPTION**

That certain real property located in Utah County, Utah, specifically described as follows:

Part of the Southeast Quarter of Section 26 and the Northeast Quarter of Section 35, Township 5 South, Range 1 East, Salt Lake Meridian, U.S. Survey, being more particularly described as follows:

Beginning at a point, said point being South 00°05'03" East 1221.24 feet and South 89°54'57" West 1374.90 feet from the East Quarter corner of said Section 26 (East Quarter corner being North 00°05'03" West 2659.67 feet from the Southeast corner of said Section 26); thence along an existing fence the following five (5) courses: (1) South 01°03'03" West 254.56 feet; (2) South 01°47'48" West 147.83 feet; (3) South 00°08'37" West 301.71 feet; (4) South 01°01'58" West 275.90 feet; and (5) South 00°08'59" East 477.92 feet to the Northerly right of way line of 1500 South Street; thence North 89°02'14" West along said Northerly right of way line, 411.71 feet; thence along an existing fence the following five (5) courses: (1) North 00°28'20" East 809.01 feet; (2) North 87°39'00" West 335.64 feet; (3) North 01°01'41" West 163.91 feet; (4) North 00°11'10" West 322.10 feet; and (5) North 00°38'04" East 486.18 feet; thence South 64°52'22" East 513.24 feet; thence along a tangent curve turning to the left with a radius of 6060.00 feet, an arc length of 314.49 feet, a delta angle of 02°58'24", a chord bearing of South 66°21'27" East, and a chord length of 314.46 feet to the point of beginning.