

WHEN RECORDED, RETURN TO:

Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attention: Lamont Richardson

SEND TAX NOTICES TO:

Holbrook Industrial 5, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: President

188407-CMF

Tax Parcel Id: 68:205:0501

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is executed by BOYER HOLBROOK FARM, L.C., a Utah limited liability company ("**Grantor**"), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, in favor of HOLBROOK INDUSTRIAL 5, L.C., a Utah limited liability company ("**Grantee**"), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111.

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Utah County, Utah which is more particularly described on Exhibit A attached hereto and made a part hereof (the "**Property**"), together with any reversionary interests of Grantor in and to the improvements located thereon.

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 23 day of April, 2025.

GRANTOR:

BOYER HOLBROOK FARM, L.C., a Utah limited liability company, by its manager

The Boyer Company, L.C., a Utah limited liability company

By: [Signature]

Name: Brian Grochnau

Its: Manager

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

On this 23rd day of April, 2025, personally appeared before me Brian Grochnau, a Manager of The Boyer Company, L.C., a Utah limited liability company, the manager of BOYER HOLBROOK FARM, L.C., a Utah limited liability company, who executed the foregoing instrument on behalf of said limited liability company.

My Commission Expires: 8/28/2025

[Signature]
NOTARY PUBLIC
Residing at: DAVIS County

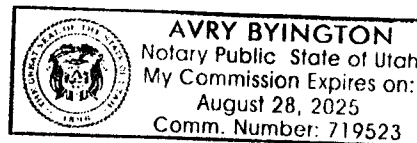


EXHIBIT A

Legal Description of Real Property

Lot 501, Holbrook Industrial Subdivision Phase 5, according to the Official Plat thereof recorded February 7, 2025 as Entry No.: 9124:2025 in the office of the Utah County Recorder.