

After recording, return to:

XIII, LLC
1163 W. Red Fox Road
Park City, Utah 84098

APN: 01-083-0073

SPECIAL WARRANTY DEED

Fly By Night, L.C., a Utah limited liability company, as the Grantor, hereby conveys and warrants against all who claim by, through, or under the Grantor to XIII, LLC, a Utah limited liability company as to an undivided 60% interest, and KJLE NSL, LLC, a Utah limited liability company, as to an undivided 40% interest, as tenants in common as the Grantee, for the sum of Ten Dollars (\$10.00), the tract of land located in Davis County, Utah described on the attached Exhibit A and all rights, title, and interest of Grantor in all buildings, structures, fixtures, and improvements located thereon, subject only to those matters set forth on Exhibit B, attached hereto.

Grantor also grants and conveys and warrants against all who claim by, through, or under the Grantor to Grantee all of Grantor's rights, title, and interest in and to (i) all rights, privileges and easements appurtenant to said real property, including, without limitation, all development rights, water rights, easements, rights-of-way, (ii) and all right, title and interest of Seller, if any, in and to any land lying in the bed of any street, road, alley or right-of-way, open or closed, adjacent to or abutting the real property, (iii) all licenses, permits, entitlements, warranties and governmental approvals which benefit the real property, and (iv) any and all other interests belonging to Grantor and related to the real property.

To have and to hold in fee simple forever.

Witness the hand of said Grantor this 16th July 2020

GRANTOR: Fly By Night, L.C.,
a Utah limited liability company

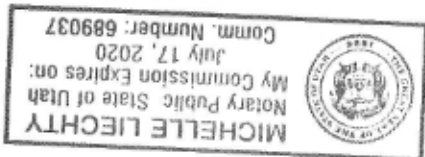
By: [Signature]
James Williams, Manager

By: [Signature]
Jack Williams, Manager

Alta Title #20015

STATE OF UTAH)
)ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 16th day of July, 2020, by James Williams as Manager of Fly By Night, L.C., a Utah limited liability company, on behalf of the limited liability company.



Michelle Liechty
Notary Public

My Commission Expires: 07-17-2020

STATE OF UTAH)
)ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 16th day of July, 2020, by Jack Williams, as Manager of Fly By Night, L.C., a Utah limited liability company, on behalf of the limited liability company.



Michelle Liechty
Notary Public

My Commission Expires: 07-17-2020

**EXHIBIT A
TO
WARRANTY DEED**

LEGAL DESCRIPTION

Beginning on the West line of 780 West Street, at a point 467.05 feet North from the Southeast corner of Lot 3, North Salt Lake Industrial Park, Plat "A"; thence West 186.53 feet; thence South 209.473 feet; thence East 186.53 feet to the West line of said 700 West Street; thence North 209.473 feet to the point of beginning.

Also:

Beginning at the Southeast corner of Lot 3, North Salt Lake Industrial Park, Plat "A"; thence West 186.53 feet; thence North 257.577 feet; thence East 186.53 feet to the West line of 700 West Street; thence South 257.577 feet to the point of beginning.

The following is shown for information purposes only: 01-083-0073

**EXHIBIT B
TO
WARRANTY DEED**

PERMITTED EXCEPTIONS TO TITLE

1. Taxes for the year 2020 are now a lien, but not yet due. Tax ID No. 01-083-0073. (2019 taxes were paid in the amount of \$19,507.49)
2. Said property is included within the boundaries of Davis County (0244) District, and is subject to the charges and assessments thereof.
3. Resolution No. 2004-212 establishing and organizing the South Davis Recreation Special Service District, and prescribing and setting forth other details and matters in connection therewith, recorded September 14, 2004, as Entry No. 2017602, in Book 3623, Page 1144, records of Davis County, Utah.
4. ORDINANCE NO. 2013-12, Adopting the Redwood Road Community Development Project Area Plan, and the terms, conditions and limitations contained therein:

Recorded: August 15, 2013

Entry No.: 2760531

Book/Page: 5832/402
5. Said land is located within the " South Davis Metro Fire Service Area" , as set forth in that certain " Certificate of Creation" , recorded December 23, 2015 as Entry No. 2911949 in Book 6419 at Page 53 of Official Records, and is subject to assessments and levies thereunder.
6. Water rights, claims or title to water, whether or not the matters are shown by the Public Records.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
8. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantee: UTAH OIL REFINING CO.
Recorded: December 22, 1939
Entry No.: 72926

Book/Page: M of Liens & Leases/476
(The exact location is not disclosed)

9. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantee: UTAH OIL REFINING CO.
Recorded: August 18, 1945
Entry No.: 90048
Book/Page: O Liens & Leases/512
(The exact location is not disclosed)
10. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantee: SALT LAKE PIPELINE CO.
Recorded: September 13, 1949
Entry No.: 108022
Book/Page: 6/377
(Exact location not disclosed)
11. Easements, building setback lines, notes, restrictions, dedications and/or conditions of approval as set forth on the Official Recorded Plat.
12. Covenants, Conditions, Restrictions and/or Easements, except color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said Covenants (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in instrument:
Recorded: November 21, 1975
Entry No.: 423413
Book/Page: 584/358

Amendment to said Covenants:
Recorded: September 27, 1977
Entry No.: 473991
Book/Page: 670/528
13. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
Recorded: June 15, 1981
Entry No.: 594522
Book/Page: 870/670
14. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantee: MOUNTAIN FUEL SUPPLY COMPANY
Recorded: June 24, 1981
Entry No.: 595223
Book/Page: 871/734
15. EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantee: MOUNTAIN FUEL SUPPLY COMPANY
Recorded: June 24, 1981
Entry No.: 595224
Book/Page: 871/735
16. . Matters as shown on that certain ALTA/NSPS Land Title Survey, dated February 14, 2020 prepared by McNeil Engineering as Project No. 20082
17. The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claims and/or liens thereunder.

18. Rights or claims of parties in possession.

19 The Company specifically excepts any and all matters pending against any lessee or tenant, being on or off record, including but not limited to, bankruptcies, judgment liens, Federal and State Tax Liens, etc., and makes no certification as to the checking of judgments, tax liens, or other encumbrances created by any lessee or tenant.