

WHEN RECORDED, RETURN TO:

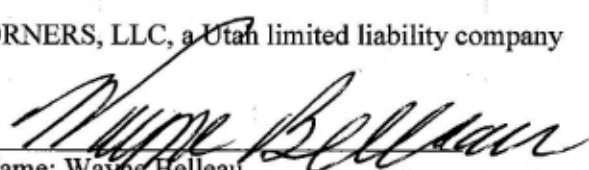
CAP INVESTMENT PROPERTIES III, LLC
2200 Pacific Coast Highway, Suite 305
Hermosa Beach, California 90254
Attn: Aaron Swerdlow
Tax ID No. ~~RA00014389-0005 AND RA00014389-0128~~ 14-489-0009
1223141

SPECIAL WARRANTY DEED

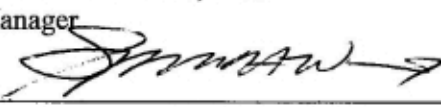
For good and valuable consideration, CLINTON CORNERS, LLC, a Utah limited liability company (the "**Grantor**"), located and having a mailing address at 1178 W. Legacy Crossing Blvd., Suite 100, Centerville, Utah 84014, hereby CONVEYS AND WARRANTS against those claiming by, through or under said Grantor, but not otherwise, to CAP INVESTMENT PROPERTIES, LLC, a California limited liability company (the "**Grantee**"), located and having a mailing address at 2200 Pacific Coast Highway, Suite 305, Hermosa Beach, California 90254, that certain tract of land, together with any and all interests, rights and appurtenances thereto, as well as any and all improvements thereon, situated in Davis County, Utah, as more particularly described in attached **Schedule "A"** (the "**Subject Property**").

The Subject Property is sold and conveyed AS IS, WHERE IS, WITH ALL FAULTS, SUBJECT, HOWEVER, TO THE WARRANTIES OF TITLE SET FORTH IN THIS DEED. GRANTOR DOES NOT EXPRESSLY OR IMPLIEDLY WARRANT OR GUARANTEE THE CONDITION OF THE PROPERTY NOR ITS MERCHANTABILITY OR FITNESS FOR ANY PURPOSE.

CLINTON CORNERS, LLC, a Utah limited liability company

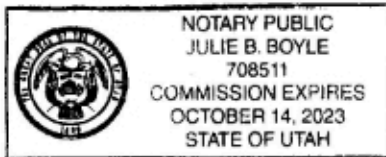
By: 
Print Name: Wayne Belleau
Its: Manager

By: Millcreek Partners, LLC
Its: Manager

By: 
Print Name: Spencer H. Wright
Its: Manager

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

The foregoing Special Warranty Deed was acknowledged before me this 2nd day of December, 2021, by Spencer H. Wright, the Manager of Millcreek Partners, LLC the Manager of CLINTON CORNERS, LLC.

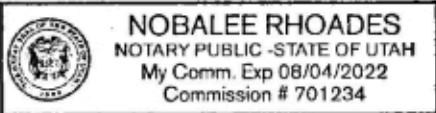


Julie B. Boyle
NOTARY SIGNATURE AND SEAL

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

The foregoing Special Warranty Deed was acknowledged before me this 9 day of December, 2021, by Wayne Belleau, the Manager of CLINTON CORNERS, LLC.

Nobalee Rhoades
NOTARY SIGNATURE AND SEAL



Schedule "A"

(Legal Description of Subject Property)

The following described land in Davis County, State of Utah, to-wit:

Parcel 1:

A PORTION OF LOT 4, CLINTON CORNERS COMMERCIAL SUBDIVISION – AMENDING LOT 1, RECORDED ON JANUARY 9, 2014 AS ENTRY NO. 2784995 IN BOOK 5931 AT PAGE 178 OF OFFICIAL RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1800 NORTH STREET, SAID POINT BEING NORTH 89°59'06" WEST ALONG THE SECTION LINE 267.38 FEET AND SOUTH 00°09'39" WEST 56.40 FEET FROM THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°59'06" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 178.96 FEET; THENCE SOUTH 44°59'03" EAST 37.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET; THENCE SOUTH 00°09'39" WEST 128.74 FEET; THENCE NORTH 88°20'27" WEST 121.04 FEET; THENCE NORTH 89°59'06" WEST 97.98 FEET; THENCE NORTH 00°09'39" EAST 77.01 FEET; THENCE SOUTH 89°59'06" EAST 13.62 FEET; THENCE NORTH 00°09'39" EAST 74.59 FEET TO THE POINT OF BEGINNING.
NAD83 ROTATION IS 00°20'39" CLOCKWISE

Parcel 1a:

Together with an easement for ingress and egress as contained in Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, recorded August 31, 2012, as Entry No. 2684075, in Book 5597, and First Amendment to Reciprocal Easement Agreement, recorded March 3, 2014, as Entry No. 2792567, in Book 5966, at age 958 of County Records.

Tax ID No. ~~14-489-0005 and 14-021-0128~~ 14-489-0009