

AFTER RECORDING RETURN,

AND SEND TAX INFORMATION, TO:

BLB Holdings, LLC
1903 West Still Water Drive
Syracuse, UT 84075
Attn: David Greenhalgh

For Information Purposes Only:
Tax Parcel No. 12-925-0002

Space Above for Recorder's Use Only

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, NINIGRET CONSTRUCTION COMPANY NORTH L.C., a Utah limited liability company ("Grantor"), hereby conveys and warrants against only those claiming by, through or under it (and no others), to BLB HOLDINGS, LLC, a Utah limited liability company, whose address is 903 West Still Water Drive, Syracuse, UT 84075 (collectively, "Grantee"), all right, title and interest in and to the real property located in Davis County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon.

SUBJECT TO: (1) all zoning regulations, restrictions, rules and ordinances, land use regulations, building restrictions, and other laws and regulations now in effect or hereafter adopted by any governmental authority having jurisdiction; (2) any state of facts that an accurate and complete ALTA/ACSM survey (with all Table A items) and physical inspection of the property might disclose; (3) any real property taxes and assessments not yet due and payable; (4) any and all recorded reservations, easements, rights-of-way, declarations, covenants, conditions, restrictions, encroachments, liens, encumbrances; and (5) all matters enforceable at law or equity.

Grantor has executed this Deed as of April 15th, 2022.

GRANTOR:

NINIGRET CONSTRUCTION COMPANY
NORTH L.C., a Utah limited liability company

By its Sole Manager:

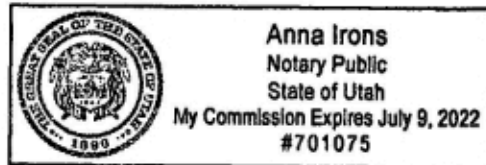
THE NINIGRET GROUP, L.C.,
a Utah limited liability company

By: *Randolph G. Abood*
Randolph G. Abood, Manager

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

The foregoing instrument was acknowledged before me this 15th day of April, 2022, by Randolph G. Abood, in the capacity indicated.

Anna Irons
Notary Public for the State of Utah



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

PROPERTY

Real property in the City of Syracuse, County of Davis, State of Utah, described as follows:

LOT 2, NINIGRET NORTH I 3RD AMENDED AN INDUSTRIAL SUBDIVISION,
AMENDING LOT 2A, NINIGRET NORTH I AMENDED, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY
RECORDER OFFICE, STATE OF UTAH.