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BK 8250 PG 619

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
05/08/2023 03:11:01 PM  
FEE: \$40.00 Pgs: 3  
DEP eCASH REC'D FOR: FIRST AMERICAN TITLE  
INSURANCE COMPANY - NCS SALT LAKE

WHEN RECORDED, MAIL TO:

TFC Clinton Retail, LLC  
6770 South 900 East, Suite 300  
Salt Lake City, Utah 84047  
Attention: Jason E. Smith

APN: 13-286-0001

First American Title  
National Commercial Services  
NCS File # 1147945

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### SPECIAL WARRANTY DEED

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HOMESTEAD PAVILION, LLC, a Delaware limited liability company, as Grantor, grants, conveys and warrants, but **only** against Grantor's own actions and those claiming by, through or under Grantor, and no other actions (or inactions) of any other party whatsoever, to TFC CLINTON RETAIL, LLC, a Utah limited liability company, as Grantee, the real property located in Davis County, Utah, described as follows:

See attached Exhibit A, incorporated by reference to this document (the "Property").

SUBJECT TO current taxes and assessments, zoning laws, rules and regulations, and to the reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record or apparent from an inspection or survey of the Property.

Grantee, as owner of the Property, shall have the sole and exclusive right to use the Kornwasser Tract Monument Sign (as defined in the Declaration of Easements and Conditions between Winco Foods, LLC and Seller recorded on December 5, 2008 by the recorder of Davis County, Utah as Entry No. 2408700 in Book 4670 at Page 802 of Official Records, as amended by First Amendment to Declaration of Easements and Conditions recorded June 2, 2010 as Entry No. 2531809 in Book 5037 at Page 257 of Official Records, Second Amendment to Declaration of Easements and Conditions recorded June 7, 2017 as Entry No. 3024849 in Book 6781 at Page 334 of Official Records, and Third Amendment to Declaration of Easements and Conditions recorded May 9, 2018 as Entry No. 3092227 in Book 7011 at Page 193 of Official Records (collectively, the "Winco Declaration") located on the Property in accordance with the Winco Declaration, provided that Grantor hereby reserves all rights, and neither Grantee nor any future owner or other holder of any interest in the Property shall have any rights, with respect to (a) the Center Sign (as defined in the Winco Declaration) located on the Property nor (b) any other free-standing signage under the Winco Declaration.

IN WITNESS WHEREOF, this Special Warranty Deed is dated May 8, 2023.

HOMESTEAD PAVILION, LLC, a Delaware limited liability company

By: Homestead Pavilion Managing Member, LLC,  
a Delaware limited liability company, its  
managing member

By: SEE ATTACHED SIGNATURE  
Joseph Kornwasser, its sole member

Delaware limited liability company, its managing member

By: Joseph Kornwasser, its sole member

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )

) ss.

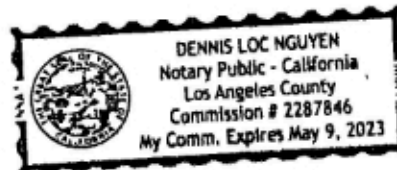
COUNTY OF Los Angeles )

On 5-4-2023, before me, Dennis Loc Nguyen, Notary Public, personally appeared Joseph Kornwasser, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)  
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**EXHIBIT A**

**LEGAL DESCRIPTION**

The following real property located in the County of Davis, State of Utah:

LOT 1, HOMESTEAD CLINTON PAVILION, ACCORDING TO THE OFFICIAL PLAT THEREON ON FILE AND RECORDED IN THE RECORDER'S OFFICE OF DAVIS COUNTY, UTAH AS ENTRY NO. 2496717 ON DECEMBER 1, 2009 IN BOOK 4911 PAGE 188.

APN: 13-286-0001

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