

When recorded, return to:

Monument Real Estate Bountiful, LLC
ATTN: Brett Robertson
31752 S. Coast Highway, Suite 300
Laguna Beach, CA 92651

**SPECIAL
WARRANTY DEED**

For value received, BOUNTIFUL REAL ESTATE INVESTORS, LLC, a Tennessee limited liability company, (hereinafter referred to as "Grantor"), whose tax mailing address is 3570 Keith Street, NW, Cleveland, TN 37312, of Bradley County, Tennessee, does hereby CONVEY and WARRANT to MONUMENT REAL ESTATE BOUNTIFUL, LLC, a Utah limited liability company, (hereinafter referred to as "Grantee") whose mailing address is 31752 S. Coast Highway, Suite 300, Laguna Beach, CA 92651, the real property ("Property") described on Exhibit A attached hereto and incorporated herein.

The following is shown for information purposes only:

Tax ID / Parcel No. 05-003-0086

Also known by street and number as 460 West 2600 South, Bountiful, UT 84010-7716.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that it is free from all liens and encumbrances EXCEPT THOSE ITEMS LISTED IN EXHIBIT "B" ATTACHED HERETO; and, Grantor warrants and will defend the same to Grantee against the lawful claims and demands of all persons claiming by, through, or under Grantor but against none other.

Warranty Deed
Page 2/4

WITNESS the hand of said grantor, to be effective as of this 1st day of February, 2024

Bountiful Real Estate Investors, LLC,
a Tennessee limited liability company

By: Developers Investment
Company, Inc., a Tennessee corporate,
its Corporate Manager

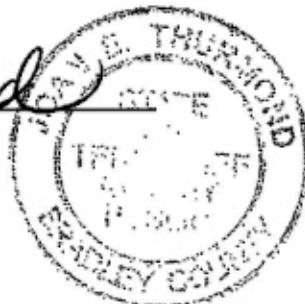
By: *Cindy S. Cross*
Its: Cindy S. Cross
Vice President/Secretary

STATE OF TENNESSEE)
COUNTY OF BRADLEY)
) SS.
)

Before me, *Don W. Thurmond*, a Notary Public of said County and State, personally appeared Cindy S. Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice President/Secretary (or other officer authorized to execute the instrument) of Developers Investment Company, Inc., the corporate manager of BOUNTIFUL REAL ESTATE INVESTORS, LLC, the within named bargainer, a Tennessee limited liability company, and that she as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in her capacity as such officer of the corporate manager.

Witness my hand and seal, at office in Cleveland, Tennessee, this 30th day of
January, 2024.

My Commission Expires 2/14/2027



Warranty Deed
Page 3/4

EXHIBIT A
LEGAL DESCRIPTION OF THE LAND

Beginning at a point on the East line of 500 West Street and the North line of 2600 South Street which point is North 0° 05' West 33.0 feet along the centerline of 500 West Street and South 89° 55' 10" East 33.0 feet from the Davis County Monument marking the centerline intersection of 500 West Street and 2600 South Street, which point is also described as South 63° 57' 30" West 239.87 feet and North 0° 05' 30" West 1989.40 feet and North 0° 05' West 33.0 feet and South 89° 55' 10" East 33.0 feet from the Southwest Corner of Section 31, Township 2 North, Range 1 East, Salt Lake Meridian, in the City of Bountiful and running thence South 89° 55' 10" East 434.76 feet along the North line of 2600 South Street; thence North 00° 43' 10" West 512.10 feet to the South line of Valerie Subdivision at a point 272.80 feet East of the section line; thence South 89° 34' 51" West 429.08 feet along the South line of the Subdivision and the South line extended to the East line of 500 West Street; thence South 00° 05' 00" East 508.31 feet to the point of beginning.

Tax ID: 05-003-0086

Warranty Deed
Page 4/4

EXHIBIT B
PERMITTED EXCEPTIONS

1. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
2. General real estate taxes and assessments for the year 2024 and subsequent years, a lien not yet due and payable.
3. Any charge upon the Land by reason of its inclusion in South Davis Water Improvement District, South Davis Sewer Improvement District and Bountiful City.
4. A Perpetual Public utility easement disclosed in that Dedication Plat Recorded June 26, 1985, as Entry No. 705616, in Book 1040 at Page 916 of Official records.
5. An easement over, across or through the Land for gas transmission and incidental purposes, as granted to Mountain Fuel Supply Company, a Corporation of the State of Utah by Instrument recorded December 18, 1986 as Entry No. 765160 in Book 1131 at Page 728 of Official Records.
6. A Notice of Creation from the South Davis Metro Fire Service Area, dated December 8, 2015 recorded December 23, 2015 as Entry No. 2911949 in Book 6419 at Page 53 of Official Records.
7. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by David D. Peterson on behalf of NV5 Transaction Services on January 3, 2024, designated Job No. 202304644-001:
 - A. Existing chain link fence line extends +/- 3.5 feet easterly beyond the easterly boundary of the subject property, as shown hereon. Ownership of said fence line is unknown.
 - B. Existing 4' sidewalk extends northerly +/- 0.3' beyond the southerly boundary line of the subject property, as shown hereon.
 - C. A +/- 9.7' gap is between the subject property and the parcel to the east, as shown hereon.
8. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
9. Water rights, claims or title to water, whether or not shown by the Public Records