

WHEN RECORDED, MAIL TO:

Hawkmoo Holdings, LLC
42 E. 1100 S., Suite 1B
American Fork, Utah 84003

176241-DMP

Tax ID No.: 19-046-0111

SPECIAL WARRANTY DEED

CANDIDE CHARITABLE ENTERPRISE, LLC, a Utah limited liability company (“**Grantor**”), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys and warrants against all who claim by, through, or under the Grantor to HAWKMOON HOLDINGS, LLC, a Utah limited liability company (“**Grantee**”), the real property situated in Utah County, Utah and more fully described on Exhibit A (“**Property**”) attached hereto and incorporated herein by this reference, subject only to the matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

TOGETHER WITH any and all interests, rights and appurtenances thereto, including any and all improvements thereon to have and to hold forever.

[Signature page follows.]

Witness, the hand of said Grantor, this 30th day of May 2024.

GRANTOR:

CANDIDE CHARITABLE ENTERPRISE, LLC, a
Utah limited liability company

By: 
Name: Alex Eaton
Its: Chief Executive Officer

STATE OF UTAH)
COUNTY OF Salt Lake) ss.
)

The foregoing instrument was acknowledged before me on May 30th, 2024, by
Alex Eaton, as Chief Executive Officer of Candide Charitable Enterprise, LLC, a Utah limited
liability company.

Alexus Dredge
Notary Public

Residing at: Salt Lake City, UT

My Commission Expires:

5/13/2028

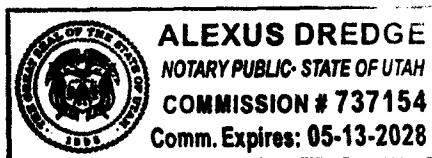
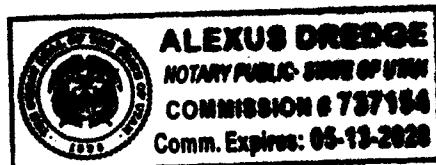


EXHIBIT A TO
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

All of that real property described in Deed Entry No. 25292:2017 in the official records of the Utah County recorder and being located in the Northwest Quarter of Section 34, Township 6 South, Range 2 East, Salt Lake Base & Meridian and being more particularly described by survey as follows:

Beginning at the Northeast Corner of Plat "A", Lakeview Fields subdivision according to the official plat thereof on file in the office of the Utah County Recorder, said point being located S89°34'24"E along the Section Line 398.49 feet and South 21.78 feet from the Northwest Corner of Section 34, Township 6 South, Range 2 East, Salt Lake Base & Meridian; thence N89°24'28"E along the northerly line of said real property 823.24 feet to the westerly right-of-way line of the Union Pacific Railroad (also being the Front Runner railway); thence S38°12'05"E along said right-of-way 564.08 feet to the southeast corner of said real property; thence S89°24'23"W along the south line of said real property 1138.95 feet to the southeast corner of Plat "A", Lakeview Fields subdivision; thence along the easterly boundary of said subdivision the following three (3) courses: N00°35'37"W 110.19 feet; thence S89°24'23"W 28.52 feet; thence N00°35'37"W 336.70 feet to the point of beginning.

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EXHIBIT B
TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Taxes for the year 2024 accruing as a lien not yet due and payable.
2. Any and all charges and assessments accruing against the Property, but not yet due and payable to South Utah Valley Animal Special Service District, Wasatch Behavioral Health Special Service District, Central Utah Water Conservancy, Provo Metropolitan Water District, Provo City, or Alpine School District.
3. Grant of Easement in favor of Provo City, a Utah municipal corporation for the purpose of a waterline and incidental purposes, by instrument dated August 14, 2008 and recorded October 21, 2008, as Entry No. 114244:2008.
4. Development Agreement by and between Provo City Corporation, a Utah municipal corporation and Greyfields, LLC, a Utah limited liability company recorded March 5, 2008 as Entry No. 26355:2008.

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