

AFTER RECORDING,
and SEND TAX NOTICES TO:

HCC Springville LLC
c/o Hamilton Partners, Inc.
111 E. Broadway, Suite 111
Salt Lake City, UT 84101

194370-CAB

52-973-0002

ENT 4368:2026 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2026 Jan 16 04:52 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

SPACE ABOVE LINE FOR COUNTY RECORDER ONLY

SPECIAL WARRANTY DEED

Alexander's Holdings, LC, a Utah limited company, Grantor of 245 S 1060 W Lindon, UT 84042, Utah County, State of Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under it and none other, to HCC Springville LLC, a Delaware limited liability company, Grantee of 111 E. Broadway, Suite 111 Salt Lake City, UT 84101, County of Salt Lake County, State of Utah, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

See Exhibit A
Including any water rights thereon.

Subject to all matters set forth in attached Exhibit B as permitted exceptions.

WITNESS, the hand of said Grantor, this 16 day of JANUARY, 2026.

[signature page follows]

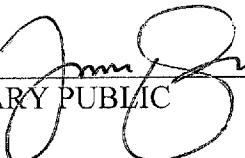
GRANTOR:

Alexander's Holdings LC,
a Utah limited company

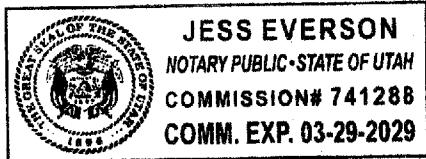
By: Jeff Alexander
Name: JEFF ALEXANDER
Title: MANAGER

STATE OF UTAH)
: ss.
County of UTAH)

On the 16 day of JANUARY, 2026, personally appeared before me JEFF ALEXANDER, whose identity is personally known to me or proven on the basis of satisfactory evidence who by me dully sworn/affirmed, did say that he/she is MANAGER of Alexander's Holdings LC and that said document was signed by him/her on behalf of said entity by authority of its governing documents or resolution of the governing body and acknowledged to me that the entity executed the same.



NOTARY PUBLIC



Signature Page to Special Warranty Deed

Exhibit A to Special Warranty Deed (Legal Description)

Lot 2, PLAT "A", SPRING POINTE RETAIL CENTER SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder on May 29, 2003 as Entry No. 80202:2003.

EXHIBIT A

Exhibit B to Special Warranty Deed (Permitted Encumbrances)

1. Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
2. The herein described tract of land described in Exhibit A (the "Subject Property") is located within the boundaries of Central Utah Water Conservancy,
3. Springville City, Nebo School District, Springville Drainage District, South Utah Valley Animal Special Service District, Wasatch Behavioral Health Special Service District, and is subject to any and all charges and assessments levied thereunder.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Subject Property, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the records of the Salt Lake County Recorder's Office ("Public Records") or listed herein. Stewart Title Guaranty Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
5. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
6. Notice of Adoption of Redevelopment Plan Entitled "Frontage Road Neighborhood Development Plan" recorded January 4, 2000 as Entry No. 525:2000.
7. Terms and conditions of that certain Agreement recorded January 15, 2002 as Entry No. 5718:2002.
8. Easements, notes and restrictions as shown on the recorded plat for Plat "A", Spring Pointe Retail Center Subdivision recorded May 29, 2003 as Entry No. 80202:2003.
9. Notice of Adoption of Community Development Project Area Plan recorded December 3, 2015 as Entry No. 108668:2015.
10. Springpointe Drainage Easement Agreement between Springville Drainage District and Olds Family 2002 Trust recorded August 15, 2018 as Entry No. 77139:2018.

Amendment to Springpointe Drainage Easement Agreement recorded June 11, 2021 as Entry No. 107603:2021.

EXHIBIT B