

ENT 65280:2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Aug 28 09:18 AM FEE 40.00 BY KR
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

WHEN RECORDED, RETURN TO:

Garff Properties-Meadow Pointe 2, LLC
111 E. Broadway, #900
Salt Lake City, Utah 84111
191825-MCF

SPECIAL WARRANTY DEED

TIN 12-029-0050, 12-029-0048, 12-029-0023

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are acknowledged, THANKSGIVING STATION, LLC, a Utah limited liability company (the "Grantor"), grants and conveys to GARFF PROPERTIES-MEADOW POINTE 2, LLC, a Utah limited liability company, the following real property situated in Utah County, Utah, together with all rights, privileges, improvements, entitlements, easements and appurtenances relating thereto and improvements located thereon, including without limitation all right, title, and interest of Grantor in and to, if any (i) private streets, alleys, and easements, open or proposed, in, across, abutting or adjacent thereto, and (ii) other entitlements pertaining to the real property but excluding all oil, gas and other minerals in and under or that may be produced from said real property if and to the extent such oil, gas and mineral rights have been reserved, by instruments of record, by Grantor's predecessor(s) in interest:

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

Grantor warrants the title against all acts of Grantor and no other person.

Dated this 22 day of August, 2025.

THANKSGIVING STATION, LLC, a Utah limited
liability company

By: Ronald S. Lindorf

Name: Ronald S. Lindorf

Title: Manager

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
County of Orange

On August 22, 2025 before me, Jerri L. Uffelman, Notary Public
(insert name and title of the officer)

personally appeared Ronald S. Lindorf,
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 Jerri L. Uffelman (Seal)
Notary Public

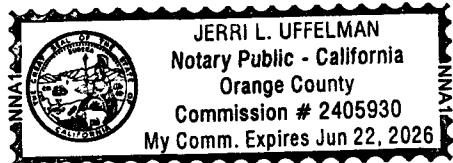


EXHIBIT A
TO SPECIAL WARRANTY DEED

Legal Description of Property

A parcel of land located in the North Half of Section 6, Township 5 South, Range 1 East, Salt Lake Base and meridian more particularly described as follows;

Being at a point on east right of way line of Station Way per the Ashton Blvd. Road Dedication plat as recorded in the Office of the Utah County recorder as Entry No. 99530:2015, said point being South $0^{\circ}14'20''$ East 883.09 feet along the section line and North $89^{\circ}45'40''$ East 2744.96 feet from the Northwest Corner of said Section 6 and running;

Thence along the east right of way line of Station Way the following three (3) courses: North $32^{\circ}03'22''$ East 170.80 feet to a point of curvature; thence 35.13 feet along the arc of a 160.00 radius curve to the right, having a central angle of $12^{\circ}34'49''$, having a long chord bearing North $38^{\circ}20'45''$ East 35.06 feet; thence 23.78 feet along the arc of a 15.00 foot radius curve to the right, having a central angle of $90^{\circ}51'01''$, having a long chord bearing South $89^{\circ}55'50''$ East 21.37 feet;

Thence South $44^{\circ}29'47''$ East 293.48 feet to the north line of Meadow Pointe Subdivision Plat "B" A Commercial Subdivision-Amended as recorded in the Office of the Utah County Record as Entry No. 54770:2024;

Thence South $18^{\circ}00'18''$ West 322.93 feet along said north line to the north right of way line of Ashton Boulevard;

Thence along the north right of way line of Ashton Boulevard the following two (2) courses; 405.88 feet along the arc of a 815.00 foot radius curve to the left, having a central angle of $28^{\circ}32'03''$, having a long chord bearing North $36^{\circ}04'02''$ West 401.70 feet to a point of reverse curvature; thence 21.57 feet along the arc of a 15.00 foot radius curve to the right, having a central angle of $82^{\circ}23'48''$, having a long chord bearing North $09^{\circ}08'21''$ West 19.76 feet to the point of beginning.

Parcel contains 83,044 sq. ft. 1.906 acres.