



\*W3387927\*

E# 3387927 PG 1 OF 5  
B. Rahimzadegan, WEBER COUNTY RECORDER  
07-Oct-25 1034 AM FEE \$40.00 DEP SD  
REC FOR: OLD REPUBLIC NATIONAL TITLE INSURANCE  
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:

EP Management, Inc.  
51 Broadway North, Suite 600  
Fargo, ND 58102  
Attn: Nola A. McNeally

Tax Parcel ID No. 11-405-0001 kn

### **SPECIAL WARRANTY DEED**

THIS INDENTURE is made and entered into effective as of October 6, 2025. FOR TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NORTH OGDEN SENIOR LIVING LLC, a Texas limited liability company ("Grantor"), whose address is 12377 Merit Drive, Suite 500, Dallas, Texas 75251 hereby conveys and warrants against all who claim by, through, or under the Grantor, to EWR OGDEN SH, LLC, a Utah limited liability company as to an undivided 1.03% tenant in common interest; EDGEWOOD PROPERTIES MANAGEMENT, LLC, a North Dakota limited liability company as to an undivided 75.69% tenant in common interest; EWR SPRINGFIELD CORYELL CROSSING APARTMENTS, LLC, a Missouri limited liability company as to an undivided 9.40% tenant in common interest; B & G FARMS, LLC, a Minnesota limited liability company as to an undivided 11.15% tenant in common interest; and J STREET TRADE, LLC, a California limited liability company as to an undivided 2.73% tenant in common interest (collectively the "Grantee"), whose address is 51 Broadway North, Suite 600 Fargo, ND 58102 the real property described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"), which Property is located in Weber County, Utah.

SUBJECT TO the permitted exceptions shown on Exhibit "B" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 1<sup>st</sup> day of October, 2025.

GRANTOR:

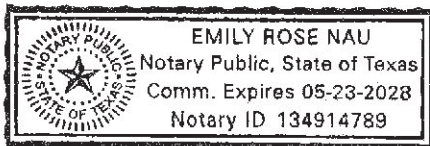
NORTH OGDEN SENIOR LIVING, LLC, a Texas limited liability company

By: MCP Ogden Investors, LLC, a Texas limited liability company, its manager

By:   
Name: Brian Bollich  
Title: Manager

STATE OF TEXAS                    )  
  ) ss.  
COUNTY OF DALLAS            )

This instrument was acknowledged before me on 10/1/2025, by Brian Bollich, as Manager of MCP Ogden Investors, LLC, a Texas limited liability company, as manager of NORTH OGDEN SENIOR LIVING, LLC, a Texas limited liability company, on behalf of the limited liability company.



  
NOTARY PUBLIC OF TEXAS

[Stamped Notary Seal]

**EXHIBIT A  
TO SPECIAL WARRANTY DEED**

**LEGAL DESCRIPTION OF THE PROPERTY**

Land situated in the City of North Ogden, County of Weber, State of Utah, and is further described as follows:

BEING SHOWN AND DESIGNATED AS LOT 1, ON "THE VILLAGE AT PROMINENCE POINT, FINAL PLAT", NORTH OGDEN CITY, WEBER COUNTY, UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF FILED JANUARY 22, 2015, IN PLAT BOOK 76, PAGE 78 AS ENTRY NO. 2718843 IN THE OFFICE OF THE WEBER COUNTY RECORDER.

Parcel ID No.: 11-405-0001

**EXHIBIT B  
TO SPECIAL WARRANTY DEED**

**Permitted Exceptions**

1. Taxes, special assessments, and additional assessments for taxes in connection with new construction not shown as existing liens by the Public Records.
2. General and special taxes and assessments for the tax year 2025, and subsequent years, a lien not yet due and payable.
3. Rights of tenants, as tenants only under unrecorded leases, if any.
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 Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
5. 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.
6. Easements, conditions and matters as set forth in Plat titled, "The Village at Prominence Point, Final Plat," recorded January 22, 2015, in Plat Book 76, Page 78, as Entry No. 2718843, as approximately shown on Survey.
7. Terms and conditions as set forth in Grant of Easement to Comcast Cable Communication Management, LLC, recorded February 4, 2020, as Instrument No. 3032855.
8. Terms and conditions as set forth in Ordinance 2018-28 Adopting the Amended Downtown Community Development Project Area Plan, recorded May 5, 2021, as Instrument No. 3150591.
9. Terms and conditions as set forth in Agreement A22-2018 Fourth Amendment to The Village at Prominence Point Development Agreement made by and between Meritage Companies, LLC, an Alaskan limited liability company, Mountain Vista Trails, LLC, a Utah limited liability company, collectively Developer, and North Ogden City, a Utah municipal corporation, recorded September 28, 2021, as Instrument No. 3186908.
10. Terms and conditions as set forth in Agreement A18-2019 Seventh Amendment to The Village at Prominence Point Development Agreement made by and between Meritage Companies, LLC, an Alaskan limited liability company, Mountain Vista Trails, LLC, a Utah limited liability company, collectively Developer, and North Ogden City, a Utah municipal corporation, recorded September 28, 2021, as Instrument No. 3186909.
11. Terms and conditions as set forth in Fifth Amendment to The Village at Prominence Point Development Agreement A2-2019 made by and between Meritage Companies, LLC, an Alaskan limited liability company, Mountain Vista Trails, LLC, a Utah limited liability company, collectively Developer, and North Ogden City, a Utah municipal corporation, recorded September 28, 2021, as Instrument No. 3186910.
12. Terms and conditions as set forth in Agreement A10-2016 Second Amendment to The Village at Prominence Point Development Agreement made by and between Meritage Companies, LLC, an Alaskan limited liability company, as Developer, and North Ogden City, a Utah municipal corporation, recorded October 4, 2021, as Instrument No. 3188126.



13. Terms and conditions as set forth in Agreement No. A12-2014 The Village at Prominence Point Development Agreement, recorded February 10, 2015, as Entry No. 2721279.
14. Terms and conditions as set forth in Agreement No. A29-2015 Interlocal Agreement between The Redevelopment Agency of North Ogden City and Weber Area Dispatch 911 & Emergency Services District, recorded June 2, 2016, as Entry No. 2796408.
15. Terms and conditions as set forth in Agreement No. A33-2015 Interlocal Agreement between The Redevelopment Agency of North Ogden City and Weber County School District, recorded June 2, 2016, as Entry No. 2796410.
16. Terms and conditions as set forth in Agreement No. A31-2015 Interlocal Agreement between The Redevelopment Agency of North Ogden City and Weber County Mosquito Abatement District, recorded June 2, 2016, as Entry No. 2796426.
17. Terms and conditions as set forth in Agreement No. A25-2015 Interlocal Agreement between The Redevelopment Agency of North Ogden City and Ben Lomond Cemetery Maintenance District, recorded June 2, 2016, as Entry No. 2796427.
18. Terms and conditions as set forth in Agreement No. A32-2015 Interlocal Agreement between The Redevelopment Agency of North Ogden City and Weber County, recorded June 2, 2016, as Entry No. 2796428.
19. Terms and conditions as set forth in Agreement No. A26-2015 Interlocal Agreement between The Redevelopment Agency of North Ogden City and The Central Weber Sewer Improvement District, recorded June 2, 2016, as Entry No. 2796429.
20. Terms and conditions as set forth in Agreement No. A34-2015 Interlocal Agreement between The Redevelopment Agency of North Ogden City and North Ogden City, recorded June 2, 2016, as Entry No. 2796430.
21. Terms and conditions as set forth in Agreement No. A27A-2015 Interlocal Agreement between The Redevelopment Agency of North Ogden City and North Ogden City, recorded June 2, 2016, as Entry No. 2796431.
22. Terms and conditions as set forth in Agreement No. A28-2015 Interlocal Agreement amending Agreement No. A28-2015 between The Redevelopment Agency of North Ogden City and North View Fire District, recorded June 2, 2016, as Entry No. 2796432.
23. Terms and conditions as set forth in Interlocal Agreement between The Redevelopment Agency of North Ogden City and Weber Basin Water Conservancy District, recorded June 21, 2016, as Entry No. 2799405.
24. Terms and conditions as set forth in Ordinance No. 2015-20 Adopting the North Ogden Downtown Community Development Project Area Plan, and related matters, recorded June 21, 2016, as Entry No. 2799406.
25. The following matters as set shown on the ALTA/NSPS Land Title Survey prepared by Robbin J. Mullen, Utah PLS No. 367358, for REDD Group, dated August 26, 2025, last revised September 10, 2025 and designated as Project No. 25-2127 (the "Survey"):
  - A. Rights of utilities to service and maintain all equipment located within record title lines of the Land.
  - B. West side of property fence follows path, crosses boundary lines.