WHEN RECORDED, MAIL TO
AND SEND TAX BILLS TO:
Covenant Crossing LLC
c/o Granite Towers Equity Group, LLC
PO Box 1999
Maple Grove, MN 55311
Attn: Steve Woolworth

Karen Johnson Davidson County
Batch# 731546 DEEDWARRSP
10/07/2021 02:46:30 PM 11 pgs
Fees: $58.00 Taxes: $55,962.50
20211007-0135085

ADDRESS OF NEW OWNER:
Covenant Crossing LLC
c/o Granite Towers Equity Group, LLC
PO Box 1999
Maple Grove, MN 55311
Attn: Steve Woolworth

PREPARED BY:
Clark Business Law, PLLC
199 North 290 West, Ste 300
Lindon, UT 84042

First American Title
National Commercial Services
NCS File # 1076364

SPECIAL WARRANTY DEED

LMS 1, LLC, a Nevada limited liability company, as to a 40.00% undivided tenant-in-common interest, RDS 1, LLC, a Nevada limited liability company, as to a 30.00% undivided tenant-in-common interest, and AMS 1, LLC, a Nevada limited liability company, as to a 30.00% undivided tenant-in-common interest (collectively "Seller"), whose address is 29424 Greengrass Ct, Agoura Hills, California 91301, in consideration of Ten Dollars and other good and valuable consideration, the receipt of which is acknowledged, hereby conveys and warrants against all claiming by, through or under it, but not otherwise, to Covenant Crossing LLC, a Tennessee limited liability company, whose address is PO Box 1999, Maple Grove, Minnesota 55311, the tract of land in the County of Davidson, State of Tennessee, more particularly described on Exhibit A attached hereto, subject to all matters of record and the matters listed on Exhibit B attached hereto.

< remainder of page intentionally blank; signatures and exhibits follow >

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Seller this 28 day of September, 2021, to be effective as of October 1, 2021.

LMS 1, LLC
a Nevada limited liability company

By: Michael Sherman
Name: Michael Sherman
Title: Manager

STATE OF _____)
): ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 28 day of September, 2021 by Michael Sherman, as the manager of LMS 1, LLC.

SEE ATTACHED
NOTARY PUBLIC
Residing at:_____
My Commission Expires:_____

< *signatures continue on next page* >

California All Purpose Acknowledgement

Civil Code 1189

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 Los Angeles

On 9/28/2021 (Date) before me, Jeremy Allan Schwartz, Notary Public, (Name and Title of Officer)

personally appeared MICHAEL SHERMAN (Name(s) of Signer(s))

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.

JEREMY ALLAN SCHWARTZ
Notary Public - California
Los Angeles County
Commission # 2293525
My Comm. Expires Jun 16, 2023

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 _____ (Signature of Notary Public)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgement to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document
Title or Type of Document SPECIAL WARRANTY DEED
Document Date 9/28/2021 Number of Pages: 2
Signer(s) Other than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name MICHAEL SHERMAN
__Corporate Officer- Title(s)_____
__Partner------- __ Limited __ General
__Individual __Attorney In Fact
__Trustee __ Guardian or Conservator
X Other: MANAGER
Signer is Representing_____

Signer's Name _____
__Corporate Officer- Title(s)_____
__Partner----- __ Limited __ General
__Individual __ Attorney In Fact
__Trustee __ Guardian or Conservator
__Other:_____
Signer is Representing_____

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Seller this 29th day of September, 2021, to be effective as of October 1, 2021.

RDS 1, LLC
a Nevada limited liability company

By: _____
Name: Roy Sherman
Title: Manager

STATE OF CA)
): ss.
COUNTY OF Ventura)

The foregoing instrument was acknowledged before me this 29 day of September, 2021 by Roy Sherman, as the manager of RDS 1, LLC.

_____
NOTARY PUBLIC
Residing at: Ventura
My Commission Expires: 4/29/2022

MARIA G. TORRES
COMM. # 2240487
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires APRIL 29, 2022

< signatures continute on next page >

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

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 Ventura }

On Sept 29, 2021 before me, Maria G Torres notary public
Date *Here Insert Name and Title of the Officer*

personally appeared Roy Thornton
Name(s) of Signer(s)

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.

MARIA G. TORRES
COMM. # 2240487
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires APRIL 29, 2022

Place Notary Seal and/or Stamp Above

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 Maria G Torres
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Special Warranty Deed
Document Date: 9/29/2021 Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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IN WITNESS WHEREOF, this Special Warranty Deed is executed by Seller this 29th day of September, 2021, to be effective as of October 1, 2021.

AMS 1, LLC
a Nevada limited liability company

By: _____
Name: Roy Sherman
Title: Manager

STATE OF CA)
): ss.
COUNTY OF Ventura)

The foregoing instrument was acknowledged before me this 29 day of September, 2021 by Roy Sherman, as the manager of AMS 1, LLC.

_____
NOTARY PUBLIC
Residing at: Ventura
My Commission Expires: 4/29/2022

MARIA G. TORRES
COMM. # 2240487
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires APRIL 29, 2022

< end of signatures >

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Ventura }

On Sept 29. 2021 before me, Maria G Torres - notary public
Date *Here Insert Name and Title of the Officer*

personally appeared Roy Sherman
Name(s) of Signer(s)

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.

MARIA G. TORRES
COMM. # 2240487
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires APRIL 2 9, 2022

Place Notary Seal and/or Stamp Above

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 Maria G Torres
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Special Warranty Deed.
Document Date: 9/29/2021 Number of Pages:
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

©2017 National Notary Association

EXHIBIT "A" TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF PROPERTY

LAND IN THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS ACCORDING TO A SURVEY MADE BY JOHN KOHL AND COMPANY, P.C. SURVEYOR, DATED SEPTEMBER 8, 2000, AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE NORTHERLY RIGHT OF WAY OF THOMPSON LANE AT THE SOUTHWESTERLY CORNER OF THE "PRESCOTT PLACE CONDOMINIUMS" AS OF RECORD IN PLAT BOOK 6200, PAGE 257, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE; THENCE WITH AFORESAID RIGHT OF WAY NORTH 83 DEGREES 56 MINUTES 00 SECONDS WEST 331.95 FEET TO AN IRON PIN, BY OTHERS AND BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING NORTH 4 DEGREES 32 MINUTES 59 SECONDS EAST 540.22 FEET; THENCE NORTH 3 DEGREES 40 MINUTES 00 SECONDS EAST 217.80 FEET; THENCE NORTH 7 DEGREES 00 MINUTES 00 SECONDS EAST 149.00 FEET TO THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 37 DEGREES 40 MINUTES 00 SECONDS EAST 282.00 FEET; THENCE SOUTH 39 DEGREES 49 MINUTES 05 SECONDS EAST 202.45 FEET; THENCE NORTH 85 DEGREES 39 MINUTES 38 SECONDS EAST 76.35 FEET; THENCE SOUTH 61 DEGREES 19 MINUTES 00 SECONDS EAST 102.00 FEET TO THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 5 DEGREES 45 MINUTES 00 SECONDS WEST 194.50 FEET; THENCE NORTH 80 DEGREES 51 MINUTES 38 SECONDS WEST 59.98 FEET; THENCE SOUTH 5 DEGREES 16 MINUTES 38 SECONDS WEST 71.32 FEET; THENCE NORTH 83 DEGREES 46 MINUTES 34 SECONDS WEST 104.76 FEET; THENCE SOUTH 4 DEGREES 48 MINUTES 52 SECONDS WEST 274.25 FEET TO NORTHERLY RIGHT OF WAY OF THOMPSON LANE AND THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LMS 1, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 40% TENANT IN COMMON INTEREST, RDS 1, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 30% TENANT IN COMMON INTEREST, AND AMS 1, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 30% TENANT IN COMMON INTEREST, BY DEED OF RECORD AS INSTRUMENT NO. 20150327-002666, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The above description is the same as that contained in the prior deed.

EXHIBIT "B" TO SPECIAL WARRANTY DEED
PERMITTED EXCEPTIONS

1. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

2. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable. Tax Identification No. 119-10-100.00: 2020 Davidson County Taxes are paid in the amount of $109,494.43; No city taxes.

3. All matters shown on plat(s) of record in Plat Book 4060, Page 93, in the Register's Office of Davidson County, Tennessee.

4. Sewer Easement from Orel Mills and Mrs. Orel Mills to City of Nashville, Tennessee, of record in Book 3498, Page 200, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Country Squire Associates and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4824, Page 883, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between Country Squire Associates and Web Service Company, Inc., of record in Instrument No. 20020214001944?, in the Register's Office of Davidson County, Tennessee.

7. Grant of Easement from PC Covenant Crossing LLC to Comcast of Nashville I, LLC, of record in Instrument No. 201707170071458, in the Register's Office of Davidson County, Tennessee.

8. The following matters disclosed by an ALTA/NSPS survey made by Tony Reasons II on September 21, 2021, designated Job No. 21-8384-Site #001 (CRESURVEYS):

a. Building 3 encroaches into easement and onto sanitary sewer main.
b. Fence extends onto adjacent property.

9. Rights of tenants in possession, as tenants only, under unrecorded leases.

OATH OF CONSIDERATION

STATE OF WASHINGTON }
COUNTY OF CLARK }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROEPRTY, WHICHEVER IS GREATER, IS $15,125,000.00.

Covenant Crossing LLC,
a Tennessee limited liability company

By: Granite Towers Equity Group, LLC,
a Washington limited liability company
its Manager

By: _____
Name: Daniel Brisse
Its: Manager

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF September, 2021.

_____
NOTARY PUBLIC

My Commission expires: 12-09-2022

NATALIE RODRIGUEZ
Notary Public
State of Washington
Commission Number 204618
My Commission Expires
December 9, 2022

True Copy Certification

I, Aaron C. Hansen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Utah

County of Salt Lake

Personally appeared before me, Kirsten Lee Parkin, a notary public for this county and state, Aaron C. Hansen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Notary Public - State of Utah
KIRSTEN LEE PARKIN
Comm. #715791
My Commission Expires
December 15, 2024

My Commission Expires: 12/15/24
Notary' Seal (if on paper)