

**SPECIAL WARRANTY DEED**

**THIS DEED**, made this 7 day of May, 2021, between  
Kings Group Inc., a Colorado corporation, as to an undivided 85% interest, and  
K&C LLC, a Colorado limited liability company, delinquent January 1, 2019,  
formerly known as K&C LLC, a Colorado limited liability company, as to an  
undivided 15% interest  
of the County of Arapahoe, State of Colorado, grantor, and  
MC Oslo-Aurora, LLC, a Utah limited liability company  
whose legal address is 461 E. 200 S. Suite 102, Salt Lake City, UT 84105,  
grantee:

State Doc Fee: 750.00  
Recording Fee: \$48.00

4

**WITNESSETH**, That the Grantor for and in consideration of the sum of (\$7,500,000.00) Seven Million Five Hundred Thousand Dollars and No Cents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying in the County of Arapahoe and being in the State of Colorado described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

also known by street and number as: 14200 East 6th Avenue, Aurora, CO 80011

**TOGETHER WITH** all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantee(s), his/her/their assigns forever. And the Grantor(s) for himself/herself/themselves, his/her/their heirs, personal representatives, or successors, do covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantor(s), heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor(s), except and subject to: **Statutory exceptions as defined in §38-30-113(5)(a) C.R.S.**

**IN WITNESS WHEREOF**, the grantor(s) has executed this deed on the date set forth above.

Kings Group Inc.,  
a Colorado corporation

By: [Signature] *President*  
Kyeong Hee Kim, President

K&C LLC, a Colorado limited liability company, delinquent January 1, 2019, formerly known as K&C LLC, a Colorado limited liability company

By: [Signature] *Manager*  
Kyeong Hee Kim, Manager/Member



STATE OF COLORADO  
COUNTY OF ADAMS

This instrument was acknowledged before me this 7 day of May, 2021 by Kyeong Hee Kim, as President, of Kings Group Inc., a Colorado corporation, on behalf of the corporation.

  
Notary Public: JESSICA ZWEIFEL  
My Commission Expires: 4-8-24



STATE OF COLORADO  
COUNTY OF ADAMS

This instrument was acknowledged before me this 7 day of May, 2021 by Kyeong Hee Kim, as Manager/Member, of K&C LLC, a Colorado limited liability company, delinquent January 1, 2019, formerly known as K&C LLC, a Colorado limited liability company, on behalf of the partnership.

  
Notary Public: JESSICA ZWEIFEL  
My Commission Expires: 4-8-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL I:

THAT PART OF TRACT 4, LYING WEST OF THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED JULY 7, 1975, IN BOOK 2350 AT PAGE 659,

EXCEPT THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED MAY 14, 1976, IN BOOK 2447 AT PAGE 797 AND EXCEPT THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED AUGUST 15, 1967 IN BOOK 1722 AT PAGE 383 AND EXCEPT THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED JULY 26, 2013 AT RECEPTION NO. D3094488, AND EXCEPT THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED APRIL 12, 2016 AT RECEPTION NO. D6036534,

FLORENCE GARDENS,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL II:

THAT PART OF TRACT 4, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 4, WHICH IS 350.00 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT 4; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF TRACT 4, A DISTANCE OF 60.00 FEET; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 125.8 FEET; THENCE NORTHEASTERLY A DISTANCE OF 65.3 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 4 WHICH IS 250.00 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT 4; THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT 4, A DISTANCE OF 100.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING, EXCEPT THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED AUGUST 15, 1967 IN BOOK 1722 AT PAGE 383, AND EXCEPT THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED JULY 26, 2013 AT RECEPTION NO. D3094488,

FLORENCE GARDENS,

COUNTY OF ARAPAHOE, STATE OF COLORADO.