

**When Recorded Mail This Deed To
and Send Tax Notices to:**

Boyer NW Quadrant, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: Chief Financial Officer

Affecting Tax Parcel No. 12-029-0005 and 12-029-0075

105281- CAF

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

ALDA MAE PORTER, an individual, as to an undivided 25% interest, MAC POWELL, an individual, as to an undivided 25% interest, LORIN POWELL, an individual, as to an undivided 25% interest, and TERRY POWELL, an individual, as to an undivided 25% interest (collectively, the "Grantors"), do hereby CONVEY AND WARRANT against all who claim by, through or under Grantors and not otherwise unto BOYER NW QUADRANT, L.C., a Utah limited liability company, Grantee, whose current address is 101 South 200 East, Suite 200, Salt Lake City, Utah, 84111, the following described real property in Utah County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to: (i) taxes and assessments not yet due or payable, and (ii) matters of record as of the date hereof.

TO HAVE AND TO HOLD the same, together with all tenements, hereditaments and appurtenances thereunto belonging unto the Grantee, and its successors and assigns, forever.

[Signature and acknowledgment on following page]

WITNESS, the hand of said Grantor, this 17th day of January, 2020.

Alma Mae Porter
ALDA MAE PORTER, an individual

Mac Powell
MAC POWELL, an individual

Lorin Powell
LORIN POWELL, an individual

Terry R Powell
TERRY POWELL, an individual

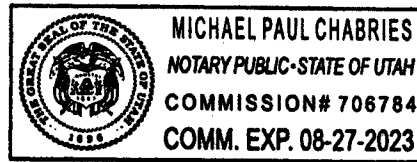
STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On this 17th day of January, 2020, before me, the undersigned, personally appeared ALDA MAE PORTER, an individual, known or identified to me to be the person who executed the foregoing instrument.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Michael Paul Chabries
NOTARY PUBLIC
Residing at: Davis

My Commission Expires: 8-27-2023



STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On this 17th day of January, 2020, before me, the undersigned, personally appeared MAC POWELL, an individual, known or identified to me to be the person who executed the foregoing instrument.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Michael Paul Chabries

NOTARY PUBLIC

My Commission Expires: 8-27-2023

Residing at: SAVIS



STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this 17th day of January, 2020, before me, the undersigned, personally appeared LORIN POWELL, an individual, known or identified to me to be the person who executed the foregoing instrument.

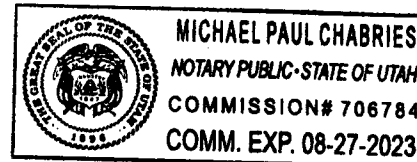
In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Michael Paul Chabries

NOTARY PUBLIC

My Commission Expires: 8-27-23

Residing at: SAVIS



STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this 17th day of January, 2020, before me, the undersigned, personally appeared TERRY POWELL, an individual, known or identified to me to be the person who executed the foregoing instrument.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Michael Paul Chabries

NOTARY PUBLIC

My Commission Expires: 8-27-2023

Residing at: SAVIS

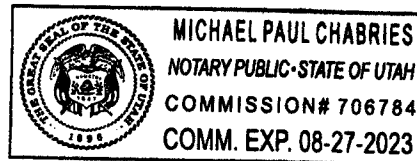


EXHIBIT "A"
To
SPECIAL WARRANTY DEED

(Legal Description of the Real Property)

The Property referred to in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as follows:

PARCEL 1:

Beginning at a point 1385.00 feet South and 13.11 feet West of the Northeast corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 72°16'37" West 469.16 feet to the true point of beginning; thence North 82°45' West 413.23 feet; thence North 546.48 feet to the South side of a State access road; thence along the South side of the State access road to the right along a curve of radius 2764.93 feet a distance of 419.81 feet, the chord of said curve bears South 77°47'36" East and is 419.41 feet long; thence South 509.95 feet to the true point of beginning.

PARCEL 2:

Beginning at a point 1385.00 feet South and 13.11 feet West of the Northeast corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°09'42" West 128.94 feet to a 3-inch brass cap set on an iron post; thence South 07°33'16" West 327.61 feet to a 3-inch brass cap set on an iron post; thence South 26°36'20" West 196.68 feet to a 3-inch brass cap set on an iron post; thence North 70°58'06" West 358.95 feet to a 3-inch brass cap set on an iron post; thence North 56°52'49" West 517.45 feet to a 3-inch brass cap set on an iron post; thence to the right along a curve of radius 7439.44 feet a distance of 609.68 feet, to a 3-inch brass cap set on an iron post, the chord of said curve bears North 47°03'01" West and is 609.52 feet long; thence North 44°40'40" West 777.12 feet to a 3-inch brass cap set on an iron post; thence North 87°19'10" East 599.55 feet to a 3-inch brass cap set on an iron post; thence along the South side of a State access road to the right along a curve of radius 2764.93 feet a distance of 441.94 feet, the chord of said curve bears South 86°43'21" East and is 441.47 feet long; thence South 546.48 feet; thence South 82°45' East 413.23 feet; thence South 72°16'37" East 469.16 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing at the Northeast corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00°03'00" West 1,385.00 feet along the section line and West 11.90 feet to the true point of beginning; and running thence South 00°09'42" West 128.94 feet; thence South 07°33'16" West 260.71 feet; thence North 00°35'14" East 145.55 feet; thence North 00°25'34" East 251.85 feet; thence South 72°16'20" East 32.83 feet to the true point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee, being part of an entire tract of property situate in the Northeast quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, for the purpose of widening of existing I-15, known as Project No. S-I15-6(228)280. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing Northeasterly highway right of way and no-access line of said Interstate 15, which point is approximately 1,921.66 feet South and 416.90 feet West from the Northeast corner of said Section 6, at a point 265.00 feet radially distant Northeasterly from the right of way control line of said Project, opposite approximate Engineers Station 2232+94.41 and running thence along said existing Southwesterly highway right of way and no-access line the following four (4) courses and distances: (1) North 70°58'06" West 72.08 feet; (2) thence North 56°52'49" West 517.45 feet to the point of curvature of a non-tangent curve to the right with a radius of 7,439.43 feet; (3) thence Northwesterly along said curve with an arc length of 609.69 feet, chord bears North 47°03'01" West 609.52 feet; (4) thence North 44°40'40" West 777.12 feet to the Northerly boundary line of said entire tract; thence North 87°19'10" East 202.56 feet along said Northerly boundary line to a point 250.00 feet radially distant Northeasterly from the right of way control line of said Project, opposite approximate Engineers Station 2251+68.12 designated as Point "U"; thence South 44°24'11" West 45.11 feet to a point 205.00 feet radially distant Northeasterly from the right of way control line of said Project, opposite approximate Engineers Station 2251+65.00; thence South 45°20'47" East 833.58 feet to a point 266.97 feet radially distant Northeasterly from the right of way control line of said Project, opposite Engineers Station 2243+25.00, designated as Point "T"; thence continuing South 45°20'47" East 48.00 feet to a point 268.51 feet radially distant Northeasterly from the right of way control line of said Project, opposite Engineers Station 2242+75.00, designated as Point "S"; thence continuing South 45°20'47" East 551.87 feet to a point 260.00 feet radially distant Northeasterly from the right of way control line of said Project, opposite approximate Engineers Station 2237+00.00; thence South 51°13'13" East 389.43 feet to a point 265.00 feet radially distant Northeasterly from the right of way control line of said Project, opposite approximate Engineers Station 2232+94.41, designated as Point "SS" and the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point on the Easterly boundary line of the Grantor's property, which point is located 1385.00 feet South 00°00'00" West and 13.11 feet South 90°00'00" West and the following two (2) courses along said Easterly boundary line, and the Westerly right of way line of the Lehi 1200 West roadway: 1) 128.94 feet South 00°09'42" West and 2) 260.71 feet South 07°33'16" West from the Northeast corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence the following two (2) courses along the Easterly boundary line of said property: 1) South 07°33'16" West 66.90 feet; thence 2) South 26°36'20" West 43.08 feet; thence North 09°19'52" East 177.70 feet; thence South 00°35'14" West 70.51 feet to the point of beginning.