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7/21/2017 1:22:00 PM \$19.00
Book - 10580 Pg - 4024-4027
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED, RETURN TO:

Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attention: Lamont Richardson

SEND TAX NOTICES TO:

BG Vista Office 10, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: Chief Financial Officer

~~27.36.151.044~~ 27.36.151.043
27.36.151.041, 27.36.151.039

CTIA 93439.TF

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of April 27, 2017, is executed by GARDNER BINGHAM JUNCTION HOLDINGS, L.C., a Utah limited liability company, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 and BOYER VISTA HOLDINGS, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 (collectively, the "Grantor"), in favor of BG VISTA OFFICE 10, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 ("Grantee").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon (the "Property").

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

This Special Warranty Deed may be executed in counterparts.

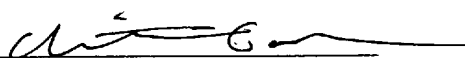
[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

GRANTOR:

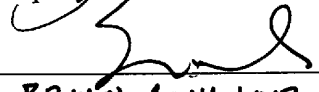
GARDNER BINGHAM JUNCTION HOLDINGS, L.C., a Utah limited liability company, by its Manager

KC GARDNER COMPANY, L.C., a Utah limited liability company

By: 
Name: Christa Gardner
Its: Manager


BOYER VISTA HOLDINGS, L.C., a Utah limited liability company, by its manager

THE BOYER COMPANY, L.C., a Utah limited liability company

By: 
Name: Brian Gottwald
Its: Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 20 day of JULY, 2017, personally appeared before me Christen Gardner, a Manager of KC Gardner Company, L.C., a Utah limited liability company, the manager of Gardner Bingham Junction Holdings, L.C., a Utah limited liability company, on behalf of said company.



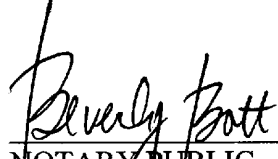
NOTARY PUBLIC
Residing at: DAVIS COUNTY, UT

My Commission Expires: 10.16.20



STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 19th day of July, 2017, personally appeared before me Brian Gochnour, a Manager of The Boyer Company, L.C., a Utah limited liability company, a manager of Boyer Vista Holdings, L.C., a Utah limited liability company, on behalf of said company.



NOTARY PUBLIC
Residing at: SALT LAKE CITY, UTAH

My Commission Expires: 1/22/18

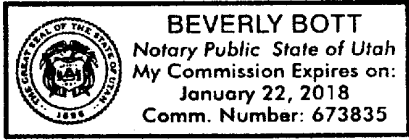


EXHIBIT A

Legal Description of Real Property

The following real property located in Salt Lake County, Utah:

Lots 326, 327, 328 and 329, VISTA STATION OFFICE PARK AMENDED, according to the official plat thereof, filed in the office of the Salt Lake County Recorder, State of Utah

Tax ID No: 27-36-151-044, 27-36-151-043, 27-36-151-041 and 27-36-151-039

4835-2552-5836, v. 1