13148954 12/17/2019 1:03:00 PM \$40.00 Book - 10873 Pg - 6420-6425 RASHELLE HOBBS Recorder, Salt Lake County, UT KIRTON & MCCONKIE BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED, MAIL TO:

Kirton McConkie Attn: Robert D. Walker 50 E. South Temple, Suite 400 Salt Lake City, UT 84111

Affecting a portion of Parcel No. 07-27-301-002

(space above for Recorder's use)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, SLC PORT PHASE 1, LLC, a Utah limited liability company ("Grantor"), hereby conveys to PHASE 1 GLC 3, LLC, a Utah limited liability company ("Grantee"), whose address is 166 East 14000 South, Suite 210, Draper, Utah 84020, the following described real property situated in Salt Lake County, Utah, together with all rights and privileges appurtenant thereto (the "Property"):

LOT 3, SLC PORT GLC PLAT "A" SUBDIVISION, AN OFFICIAL PLAT IN SALT LAKE CITY, SALT LAKE COUNTY, UTAH

TOGETHER WITH all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting properties; and all water, water rights, oil, gas or other mineral interests in, on, under or above the Property.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, rights-of-way, and all other encumbrances appearing of record or enforceable in law and equity, zoning and other governmental regulations and restrictions, legal highways, and taxes and assessments for the current year and thereafter.

Grantor warrants the title to the Property against all who claim by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of the 16th day of December, 2019.

[Signatures and acknowledgments on the following pages]

GRANTOR:

By:

Its:

SLC PORT PHASE 1, LLC, a Utah limited liability company

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|------|--|--|--|
| Ву: | Wadsworth NWQ, LLC, a Utah limited liability company | | |
| Its: | Mana | | |
| | By: | | ntures, LLC, mited liability company |
| | Its: | Manager | |
| | | By: | Kip L. Wadsworth, Manager |
| By: | | ena NWQ, | |
| Its: | a Utal Mana | | ability company |
| | Ву: | | a Capital, Inc., corporation |
| | Its: | Manage | • |
| | | Ву: | Lance Bullen, Director |
| By: | a Uta | es Stevenson NWQ, LLC, h limited liability company | |
| Its: | Mana | ger | |
| | By: | Stokes Stevenson MGT NWQ, LLC, a Utah limited liability company | |
| | Its: | Manage | |
| | | By: | BES Investment Fund, LLC, a Utah limited liability company |
| | | Its: | Manager |
| | | | By: Bryan Stevenson, Manager |
| | | By: | Structured Finance Corporation, a Utah corporation |
| | | Its: | Manager |
| | | | By: Travis Lish, President |

GRANTOR:

SLC PORT PHASE 1, LLC, a Utah limited liability company

By: NWQ GP, LLC,

a Utah limited liability company

Its: Manager

By: Wadsworth NWQ, LLC,

a Utah limited liability company

Its: Manager

By: KW Ventures, LLC,

a Utah limited liability company

Its: Manager

By:
Kip L. Wadsworth, Manager

By: Colmena NWQ, LLC,

a Utah limited liability company

Its: Manager

By: Colmena Capital, Inc.,

a Utah corporation

Its:

Manager

By:

Stokes Stevenson NWQ, LLC,

a Utah limited liability company

Its: Manager

By:

By: Stokes Stevenson MGT NWQ, LLC,

a Utah limited liability company

Its: Manager

By: BES Investment Fund, LLC,

ance Bullen, Director

a Utah limited liability company

Its: Manager

By:

Bryan Stevenson, Manager

By: Structured Finance Corporation,

a Utah corporation

Its: Manager

By:

Travis Lish, President

| STATE OF UTAH |) |
|---|--|
| COUNTY OF SALT LAKE | : ss.) |
| appeared Kip L. Wadsworth, Manager of KW Manager of Wadsworth NWQ, LLC, a Utah lim Utah limited liability company, which is the | we L. Roman (public, personally Ventures, LLC, a Utah limited liability company, which is the nited liability company, which is a Manager of NWQ GP, LLC, a Manager of SLC Port Phase 1, LLC, a Utah limited liability evidence to be the person whose name is subscribed to in this the same. |
| NOTARY PUBLIC ROBERT ROMAN GROESBECK COMM. # 688508 COMMISSION EXPIRES MARCH 24, 2020 STATE OF UTAH | NOTARY PUBLIC Residing at: |
| STATE OF UTAH |) |
| •••••••••••••••••••••••••••••••••••••• | : ss. |
| COUNTY OF SALT LAKE |) |
| acknowledged that he executed the same. | Person whose name is subscribed to in this document, and NOTARY PUBLIC Residing at: |
| | |
| STATE OF UTAH |) |
| SIMILE OF CHAIL | : ss. |
| COUNTY OF SALT LAKE |) |
| a Manager of Stokes Stevenson MGT NWQ, Stokes Stevenson NWQ, LLC, a Utah limited limited liability company, which is the Mana | me, a notary public, personally nvestment Fund, LLC, a Utah limited liability company, which is LLC, a Utah limited liability company, which is the Manager of liability company, which is a Manager of NWQ GP, LLC, a Utah ger of SLC Port Phase 1, LLC, a Utah limited liability company be the person whose name is subscribed to in this document, and |
| | |
| | NOTARY PUBLIC |
| | Residing at: |
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|---|---|
| COUNTY OF SALT LAKE | ; ss.) |
| Manager of Wadsworth NWQ, LLC, a U Utah limited liability company, which | of KW Ventures, LLC, a Utah limited liability company, which is the Itah limited liability company, which is a Manager of NWQ GP, LLC, a is the Manager of SLC Port Phase 1, LLC, a Utah limited liability actory evidence to be the person whose name is subscribed to in this |
| | NOTARY PUBLIC Residing at: |
| STATE OF UTAH |) |
| | : ss. |
| COUNTY OF SALT LAKE |) |
| appeared Lance Bullen, the Director of | f Colmena Capital, Inc., a Utah corporation, which is the Manager of |
| Colmena NWQ, LLC, a Utah limited lia liability company, which is the Manager | ability company, which is a Manager of NWQ GP, LLC, a Utah limited of SLC Port Phase 1, LLC, a Utah limited liability company, proved on be the person whose name is subscribed to in this document, and e. NOTARY PUBLIC |
| Colmena NWQ, LLC, a Utah limited lia liability company, which is the Manager the basis of satisfactory evidence to acknowledged that he executed the same YVONNE M SCHEN NOTARY PUBLIC - STATE OF UT My Comm. Exp. 10/29/20 | ability company, which is a Manager of NWQ GP, LLC, a Utah limited of SLC Port Phase 1, LLC, a Utah limited liability company, proved on be the person whose name is subscribed to in this document, and be. NOTARY PUBLIC Residing at: Court NOTARY PUBLIC Residing at: |
| Colmena NWQ, LLC, a Utah limited lia liability company, which is the Manager the basis of satisfactory evidence to acknowledged that he executed the same YVONNE M SCHEN NOTARY PUBLIC - STATE OF UT MY CORD. Exp. 10/29/20 Commission # 702844 | ability company, which is a Manager of NWQ GP, LLC, a Utah limited of SLC Port Phase 1, LLC, a Utah limited liability company, proved on be the person whose name is subscribed to in this document, and e. NOTARY PUBLIC |

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

On this day of December, 2019, before me Yvonvie M. Scherk, a notary public, personally appeared Travis Lish, the President of Structured Finance Corporation, a Utah corporation, which is a Manager of Stokes Stevenson MGT NWQ, LLC, a Utah limited liability company, which is the Manager of Stokes Stevenson NWQ, LLC, a Utah limited liability company, which is a Manager of NWQ GP, LLC, a Utah limited liability company, which is the Manager of SLC Port Phase 1, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.

YVONNE M SCHENK NOTARY PUBLIC - STATE OF UTAH My Comm. Exp. 10/29/2022 Commission # 702844

BK 10873 PG 6425