

When Recorded Mail To:
Parr Brown Gee & Loveless
101 East 200 South #700
Salt Lake City, UT 84111
Attn: Lamont Richardson

12011734
3/16/2015 3:48:00 PM \$27.00
Book - 10305 Pg - 4080-4084
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

Special Warranty Deed

CTIA – 75665-AM

Tax ID No's:

27-36-127-011; 27-36-127-012; 27-36-104-001; 27-36-151-022; 27-36-151-023; 27-36-151-025; 27-36-151-027; 27-36-151-026; 27-36-151-024; 27-36-151-021

WHEN RECORDED, RETURN TO:

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

SEND TAX NOTICES TO:

BG Vista Station, L.C.
90 South 400 West, Suite 200
Salt Lake City, Utah 84111
Attention: Chief Financial Officer

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective this the 1 day of March, 2015, is executed by BG VISTA STATION, L.C., a Utah limited liability company, whose address is 90 South 400 West, Suite 200, Salt Lake City, Utah 84101 (the "**Grantor**"), in favor of GARDNER BINGHAM JUNCTION HOLDINGS, L.C., a Utah limited liability company, whose address is 90 South 400 West, Suite 360, Salt Lake City, Utah 84101 ("**Grantee**") as to a 50% undivided interest in the Property (defined below). Upon the conveyance of the 50% undivided interest in the Property to Grantee pursuant to this Special Warranty Deed, Grantor and Grantee shall each own a 50% undivided interest in the Property as tenants in common.

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, a 50% undivided interest in 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.

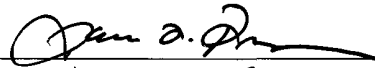
[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

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

GRANTOR:

BG VISTA STATION, L.C., a Utah limited liability company, by its Manager

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

By: 
Name: Jacob L. Boyer
Its: Manager

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

On this 27th day of February, 2015, personally appeared before me Jacob L. Boyer, a Manager of The Boyer Company, L.C., a Utah limited liability company, a manager of BG Vista Station, L.C., a Utah limited liability company, on behalf of said company.

Beverly Bott
NOTARY PUBLIC
Residing at:

My Commission Expires:

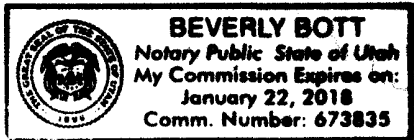


EXHIBIT A

Legal Description of Real Property

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

Lots 108, 109, 122, 123, 124, 125, 126, 127, 128 and 129, DRAPER TOD SECOND AMENDMENT, (amending Lots 2 and 6, Draper TOD Subdivision, also amending Lots 104 and 105 Draper TOD Amending Lots 3, 4, and 5) according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book 2015P at Page 14.

Tax Parcel Nos:

27-36-127-011
27-36-127-012
27-36-104-001
27-36-151-022
27-36-151-023
27-36-151-025
27-36-151-027
27-36-151-026
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