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12/29/2016 1:14:00 PM \$18.00  
Book - 10516 Pg - 1840-1842  
Gary W. Ott  
Recorder, Salt Lake County, UT  
PARR BROWN GEE & LOVELESS  
BY: eCASH, DEPUTY - EF 3 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:

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

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, dated effective as of April 1, 2016, is executed by BG VISTA STATION, 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 BOYER VISTA HOLDINGS, 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, all of Grantor's undivided fifty percent (50%) interest in the 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:

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

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

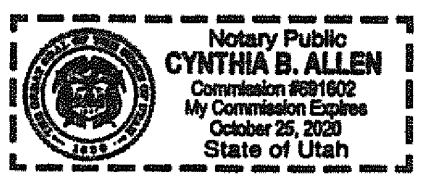
By: [Signature]  
Name: BRIAN GOCHNEUR  
Its: Manager

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

On this 22nd day of December, 2016, personally appeared before me Brian Gochneur, 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.

[Signature: Cynthia B. Allen]  
NOTARY PUBLIC  
Residing at: Salt Lake

My Commission Expires:



**EXHIBIT A**

Legal Description of Real Property

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

Lot 122, DRAPER TOD SECOND AMENDMENT, according to the official plat thereof filed in the office of the Salt Lake County Recorder, State of 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.

Parcel Identification Number: 27-36-104-001, 27-36-151-044, 27-36-151-043, 27-36-151-041 and 27-36-151-039