

WHEN RECORDED, MAIL TO:

David E. Gee, Esq.
Parr Brown Gee & Loveless
185 South State Street, Suite 800
Salt Lake City, Utah 84111

Mail Tax Notice to:

Boyer Heber Land, L.C.
90 South 400 West, Suite 200
Salt Lake City, Utah 84101

Tax Serial Nos. 0VS-0003 through 0VS-0015, 0VS-0017, 0VS-2001 through 0VS-2003, OHE-1572-5.

SPECIAL WARRANTY DEED

BOYER HEBER CITY, L.C., a Utah limited liability company, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, does hereby CONVEY AND WARRANT against all claiming by, through or under it to HEBER GATEWAY OFFICE 1, L.C., a Utah limited liability company, Grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, an undivided forty-five percent (45%) interest as a tenant-in-common in and to the following described tract of land in Wasatch County, State of Utah:

See Exhibit "A" attached hereto and
by this reference incorporated herein.

Subject to all matters of record and matters that would be disclosed by an ALTA Survey of the Property.

WITNESS, the hand of said Grantor, this 10th day of December, 2013.

[Signature and Acknowledgment on following Page]

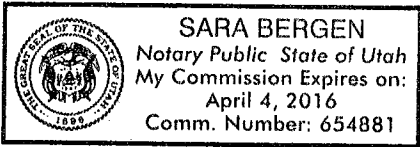
BOYER HEBER CITY, L.C., a Utah limited liability company, by its Manager

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

By: [Signature]
Name: Devon Glenn
Title: Manager

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

The foregoing instrument was acknowledged before me this 10th day of December, 2013, by Devon Glenn, a Manager of The Boyer Company, L.C., which is a Manager of Boyer Heber City, L.C., a Utah limited liability company.



[Signature]
Notary Public
Residing at: Salt Lake County, Utah

My Commission Expires:
04-04-16

EXHIBIT "A"

Legal Description

The Property is situated in Wasatch County, State of Utah, and is described as follows:

PARCEL 1:

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 15 and 17 of VALLEY STATION SUBDIVISION, according to the official plat thereof and of record in the office of the Wasatch County Recorder.

PARCEL 2 (WHICH IS COMPRISED OF THE FOLLOWING DESCRIBED "PARCEL 2A" AND "PARCEL 2B"):

PARCEL2A:

Lots 1, 2 and 3 of VALLEY STATION 2 SUBDIVISION, according to the official plat thereof recorded December 14, 2009 as Entry No. 355116, in Book 1006, at Page 790 of the official records of the Wasatch County Recorder, Wasatch County, Utah.

AND

PARCEL2B:

A part of the Northeast Quarter of Section 7, Township 4 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey, in Wasatch County, Utah, more particularly described as follows:

Beginning at a point on the Southerly line of the Heber City/Wasatch County Flood Control Channel Parcel as it exists at 45.00 foot width and the Northerly line of Lot 3 of the Valley Station 2 Subdivision as recorded in the office of the Wasatch County Recorder, said point being located 505.77 feet South 0°06'02" East along the Section line and 610.17 feet North 89°33'36" West from the Northeast corner of said Section 7, Township 4 South, Range 5 East, Salt Lake Base and Meridian, and running thence North 89°33'36" West 52.00 feet along the Northerly line of said Lot 3 to a point on the Southerly line of the said Heber City/Wasatch County Flood Control Channel Parcel; thence North 0°26'24" East 21.00 feet; thence South 89°33'36" East 52.00 feet; thence South 0°26'24" West 21.00 feet to the point of beginning.