

Mail Recorded Deed and Tax Notice To:  
Boyer Holbrook Farm, L.C.  
101 S. 200 E. Ste 200  
Salt Lake City, UT 84111



File No.: 131385-ETF

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## SPECIAL WARRANTY DEED

Boyer Holbrook Farm, L.C., a Utah limited liability company and Vantaggio Holbrook Industrial, LLC, a Utah limited liability company

**GRANTOR(S)** of Salt Lake County, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Boyer Holbrook Farm, L.C., a Utah limited liability company, as to an undivided 50% interest and Vantaggio Holbrook Industrial, LLC, a Utah limited liability company, as to an undivided 50% interest

**GRANTEE(S)** of Salt Lake County, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 41-984-0101, 41-984-0108 and 41-984-0111 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 2/10/2021

Boyer Holbrook Farm, L.C.,  
a Utah limited liability company

BY: The Boyer Company, L.C.,  
a Utah limited liability company  
ITS: Manager

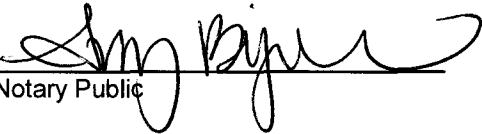
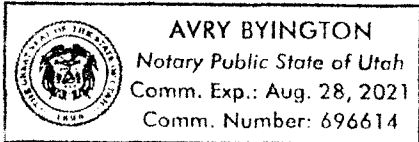


BY: Brian Gochnour  
ITS: Manager

State of Utah

County of Salt Lake

On the 10 day of February, 2021, personally appeared before me Brian Gochnour, who being duly sworn did say that he is the Manager of The Boyer Company, L.C., a Utah limited liability company, Manager of Boyer Holbrook Farm, L.C., a Utah limited liability company, and that the foregoing instrument was signed on behalf of said limited liability company and said Brian Gochnour acknowledged to me that the said limited liability company executed the same.

  
Notary Public

Dated this 2/11/2021.

Vantaggio Holbrook Industrial, LLC,  
a Utah limited liability company

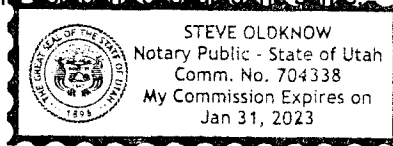
[Signature]  
BY: Kevin Anglescy  
ITS: secretary

State of Utah

County of SALT LAKE

On the 11 day of FEBRUARY, 2021, personally appeared before me Kevin Anglescy, who being duly sworn did say that he is the secretary of Vantaggio Holbrook Industrial, LLC, a Utah limited liability company, and that the foregoing instrument was signed on behalf of said limited liability company and said Kevin Anglescy acknowledged to me that the said limited liability company executed the same.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

Lots 101, 102 and 103, HOLBROOK INDUSTRIAL SUBDIVISION, according to the official plat thereof recorded November 10, 2020 as Entry No. 178173:2020 in the office of the Utah County Recorder.