

WHEN RECORDED MAIL TO:

BOGP, LLC
PO Box 526412
Salt Lake City, UT 84152
Attn: Christopher Hatch

APN No.: XA3A-0500-1A

Entry #: 00298493 B: 0605 P: 0525
01/21/2021 08:07 AM FEE: \$40.00
Special Warranty Deed Page: 1 of 3
Debra P. Zirbes, Juab County Recorder
BY: FIDELITY NATIONAL TITLE NCS PHOENIX - 1 E 1

SPECIAL WARRANTY DEED

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, VEREIT SH NEPHI UT, LLC, a Delaware limited liability company ("**Grantor**"), hereby grants and conveys to BOGP, LLC, a Utah limited liability company ("**Grantee**"), the real property located in Nephi, County of Juab, Utah, legally described as:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**").

together with all right, title and interest of Grantor in and to all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments; all liens, covenants, conditions, reservations, rights, easements, interests, rights of way, and restrictions of public record; all leases and any other occupancy agreements in effect; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property or that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property conveyed hereby unto said Grantee against the lawful claims and demands of all claiming by, through and under Grantor, but no other.

[SIGNATURE PAGE FOLLOWS]

Dated this 15th day of January 2021.

GRANTOR:

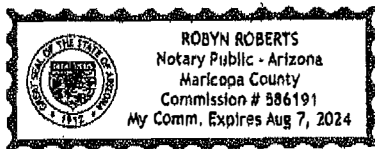
VEREIT SH NEPHI UT, LLC,
a Delaware limited liability company

By: CIM Income NAV Management, LLC,
a Delaware limited liability company,
its Manager

By: *Brian McGlynn*
Brian McGlynn
Vice President

STATE OF ARIZONA)
) ss.
County of Maricopa)

14th The foregoing instrument was acknowledged and executed in my presence before me this day of December, 2020, by Brian McGlynn, the Vice President of CIM INCOME NAV MANAGEMENT, LLC, a Delaware limited liability company, the Manager of VEREIT SH NEPHI UT, LLC, a Delaware limited liability company, for and on behalf of the company.



Robyn Roberts
Notary Public

Robyn Roberts
Name

My Commission Expires: August 7, 2024

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Real property in the City of Nephi, County of Juab, State of Utah, described as follows:

Tract I:

Parcel No. XA3A-0500-1A; All of Lot 1, Plat "A", Painter Commercial subdivision according to the official plat thereof filed as Entry No. 278064 and as Map No. 363, in the office of the Juab County Recorder.

Tract II:

Perpetual, non-exclusive easements for the benefit of Tract I as granted and more fully set forth in Easement Agreement dated March 16, 2015, recorded March 17, 2015, as Entry No. 00278160, in Book 0564, Page 0763, as amended by Amendment to Easement Agreement dated January 13, 2016, recorded on January 14, 2016, as Entry No. 00280517, in Book 0568, Page 1755, all of the records of Juab County, Utah.