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7/7/2020 9:17:00 AM \$40.00
Book - 10974 Pg - 5246-5249
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

Commitment Number: 126128-JCP

WHEN RECORDED RETURN TO:

Grantee c/o Kirkland & Ellis LLP
300 North LaSalle, Chicago, Illinois 60654
Attn: Garrett Kurtzweil, Esq.

SEND TAX NOTICES TO:

JCWVUT001 LLC
c/o Johnson Controls, Inc., Corporate Tax X-81
P.O. Box 591
Milwaukee, WI 53201-0591

(TAX/APN) PARCEL # 15-20-203-004

SPECIAL WARRANTY DEED

Johnson Controls, Inc., a Wisconsin corporation, hereinafter Grantor, of 5757 Green Bay Avenue, X-80, Milwaukee, Wisconsin 53209, for Ten Dollars (\$10.00) and other good and valuable consideration paid, conveys and warrants against all claiming by, through or under Grantor to **JCWVUT001 LLC, a Delaware limited liability company**, hereinafter Grantee, whose tax mailing address is **Grantee c/o Johnson Controls, Inc., Corporate Tax X-81, P.O. Box 591, Milwaukee, WI 53201-0591**, the following real property lying, situate and being in Salt Lake County, Utah:

Beginning at a point which is South 00°04'50" East along the 3600 West Street monument line 1056.03 feet and East 638.10 feet from the North quarter corner of Section 20, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence North 45° East 364.00 feet; thence South 45° East 374.00 feet; thence South 45° West 364.00 feet; thence North 45° West 374.00 feet to the point of beginning. LESS AND EXCEPTING any portion lying within the


**bounds of dedicated streets known as Technology Park Way and Technology Drive.
Property Address is: 2255 South Technology Parkway, West Valley City, UT 84119**

Prior instrument reference: _____

The real property described above is being conveyed free and clear of all liens, defects of title, and encumbrances arising by and through Grantor, except for: (i) real estate taxes, and water and sewer charges, if any, for the current year and subsequent years that are not yet due or payable; (ii) assessments for municipal improvements, if any, for the current year and subsequent years that are not yet due or payable; (iii) zoning ordinances and building codes; (iv) any and all other easements, conditions, restrictions, covenants and other exceptions of record and set forth on **Exhibit A**.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Executed by the undersigned on JUNE 29TH, 2020:



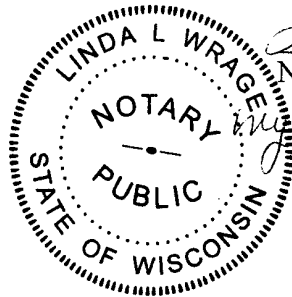
Johnson Controls, Inc., a Wisconsin corporation

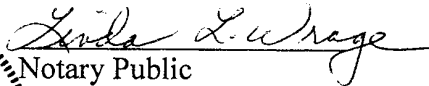
By: Thad E. Steffen

Its: Director, Enterprise Property Group, Americas

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

The foregoing instrument was acknowledged before me on JUNE 29TH, 2020 by Thad E. Steffen, its Director, Enterprise Property Group, Americas, on behalf of **Johnson Controls, Inc., a Wisconsin corporation** who is personally known to me or has produced his Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.




Notary Public

Commission Expires: 6-21-24

Exhibit A

1. Grant of an Easement in favor of Granger-Hunter Improvement District, a body politic, its successor and assigns for the temporary and perpetual easements for installation of a sewer pipeline and appurtenant structures on, over, across, under and through said Land and incidental purposes, by instrument dated September 15, 1968 and recorded October 10, 1968, as Entry No. 2262995, in Book 2698, at Page 194.
2. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded March 30, 1970, as Entry No. 2326238, in Book 2842, at Page 250. (exact location cannot be determined)
3. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from time to time, upon, over, under and across a portion of the subject Land, recorded July 6, 1981, as Entry No. 3581958, in Book 5267, at Page 472.
4. Solar easement as described in that certain Correction Warranty Deed recorded May 10, 1982 as Entry No. 3673496 in Book 5370 at Page 813.
5. Amended and Restated Rules, Regulations and Restrictive Covenants Technology Park, recorded December 21, 1988 as Entry No. 4716745 in Book 6091 at Page 245.
6. Easements for public utilities and incidental purposes as shown on the Dedication Plat of Technology Drive, 2400 South Street & Technology Park Way recorded May 24, 1989 as Entry No. 4779000 in Book 89-5 at Page 45.
7. Subject to the following matters disclosed on that certain survey prepared by Blew & Associates, P.A., having been certified under the date of May 1, 2020, as Job No. 20-1979, by Buckley D. Blew, a Professional Land Surveyor holding License No. 10175990:
 - a. Existing utilities, including but not limited to storm drain lines, storm drain catch basin, storm drain culvert, power lines, power poles, electric box and sanitary sewer line, located on and across the property without dedicated easements and any prescriptive rights associated with the same
8. Right of tenants, as tenants only, with no options to purchase or rights of first refusal under that unrecorded lease between Johnson Controls, Inc., a Wisconsin corporation, as tenant, and JCWVUT001 LLC, a Delaware limited liability company, as landlord.