

13148953
12/17/2019 1:03:00 PM \$40.00
Book - 10873 Pg - 6414-6419
RASHELLE HOBBS
Recorder, Salt Lake County, UT
KIRTON & MCCONKIE
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED, MAIL TO:

Kirton McConkie
Attn: Robert D. Walker
50 E. South Temple, Suite 400
Salt Lake City, UT 84111

Affecting a portion of Parcel No. 07-27-301-002

(space above for Recorder's use)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, **SLC PORT PHASE 1, LLC**, a Utah limited liability company ("**Grantor**"), hereby conveys to **PHASE 1 GLC 2, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 166 East 14000 South, Suite 210, Draper, Utah 84020, the following described real property situated in Salt Lake County, Utah, together with all rights and privileges appurtenant thereto (the "**Property**"):

LOT 2, SLC PORT GLC PLAT "A" SUBDIVISION, AN OFFICIAL PLAT IN SALT LAKE CITY, SALT LAKE COUNTY, UTAH

TOGETHER WITH all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting properties; and all water, water rights, oil, gas or other mineral interests in, on, under or above the Property.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, rights-of-way, and all other encumbrances appearing of record or enforceable in law and equity, zoning and other governmental regulations and restrictions, legal highways, and taxes and assessments for the current year and thereafter.

Grantor warrants the title to the Property against all who claim by, through or under the Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of the 16th day of December, 2019.

[Signatures and acknowledgments on the following pages]

4823-6100-9582

Ent 13148953 BK 10873 PG 6414

GRANTOR:

SLC PORT PHASE 1, LLC,
a Utah limited liability company

By: NWQ GP, LLC,
a Utah limited liability company
Its: Manager

By: Wadsworth NWQ, LLC,
a Utah limited liability company
Its: Manager

By: KW Ventures, LLC,
a Utah limited liability company
Its: Manager

By: _____
Kip L. Wadsworth, Manager

By: Colmena NWQ, LLC,
a Utah limited liability company
Its: Manager

By: Colmena Capital, Inc.,
a Utah corporation
Its: Manager

By: _____
Lance Bullen, Director

By: Stokes Stevenson NWQ, LLC,
a Utah limited liability company
Its: Manager

By: Stokes Stevenson MGT NWQ, LLC,
a Utah limited liability company
Its: Manager

By: BES Investment Fund, LLC,
a Utah limited liability company
Its: Manager

By: _____
Bryan Stevenson, Manager

By: Structured Finance Corporation,
a Utah corporation
Its: Manager

By: _____
Travis Lish, President

GRANTOR:

SLC PORT PHASE 1, LLC,
a Utah limited liability company

By: NWQ GP, LLC,
a Utah limited liability company
Its: Manager

By: Wadsworth NWQ, LLC,
a Utah limited liability company
Its: Manager

By: KW Ventures, LLC,
a Utah limited liability company
Its: Manager

By: _____
Kip L. Wadsworth, Manager

By: Colmena NWQ, LLC,
a Utah limited liability company
Its: Manager


By: Colmena Capital, Inc.,
a Utah corporation
Its: Manager

By:  _____
Lance Bullen, Director

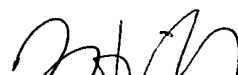
By: Stokes Stevenson NWQ, LLC,
a Utah limited liability company
Its: Manager

By: Stokes Stevenson MGT NWQ, LLC,
a Utah limited liability company
Its: Manager

By: BES Investment Fund, LLC,
a Utah limited liability company
Its: Manager

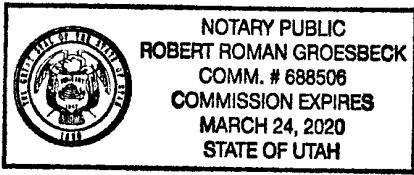
By:  _____
Bryan Stevenson, Manager

By: Structured Finance Corporation,
a Utah corporation
Its: Manager

By:  _____
Travis Lish, President

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

On this 16th day of December, 2019, before me R. Roman Groesbeck, a notary public, personally appeared Kip L. Wadsworth, Manager of KW Ventures, LLC, a Utah limited liability company, which is the Manager of Wadsworth NWQ, LLC, a Utah limited liability company, which is a Manager of NWQ GP, LLC, a Utah limited liability company, which is the Manager of SLC Port Phase 1, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.



[Signature]
NOTARY PUBLIC
Residing at: Deer Park, UT

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

On this ___ day of December, 2019, before me _____, a notary public, personally appeared Lance Bullen, the Director of Colmena Capital, Inc., a Utah corporation, which is the Manager of Colmena NWQ, LLC, a Utah limited liability company, which is a Manager of NWQ GP, LLC, a Utah limited liability company, which is the Manager of SLC Port Phase 1, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.

NOTARY PUBLIC
Residing at: _____

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

On this ___ day of December, 2019, before me _____, a notary public, personally appeared Bryan Stevenson, Manager of BES Investment Fund, LLC, a Utah limited liability company, which is a Manager of Stokes Stevenson MGT NWQ, LLC, a Utah limited liability company, which is the Manager of Stokes Stevenson NWQ, LLC, a Utah limited liability company, which is a Manager of NWQ GP, LLC, a Utah limited liability company, which is the Manager of SLC Port Phase 1, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.

NOTARY PUBLIC
Residing at: _____

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

On this ___ day of December, 2019, before me _____, a notary public, personally appeared Kip L. Wadsworth, Manager of KW Ventures, LLC, a Utah limited liability company, which is the Manager of Wadsworth NWQ, LLC, a Utah limited liability company, which is a Manager of NWQ GP, LLC, a Utah limited liability company, which is the Manager of SLC Port Phase 1, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.

NOTARY PUBLIC
Residing at: _____

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

On this 16th day of December, 2019, before me Yvonne M. Schenk, a notary public, personally appeared Lance Bullen, the Director of Colmena Capital, Inc., a Utah corporation, which is the Manager of Colmena NWQ, LLC, a Utah limited liability company, which is a Manager of NWQ GP, LLC, a Utah limited liability company, which is the Manager of SLC Port Phase 1, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.



Yvonne M Schenk

NOTARY PUBLIC
Residing at: SL County

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

On this 16th day of December, 2019, before me Yvonne M. Schenk, a notary public, personally appeared Bryan Stevenson, Manager of BES Investment Fund, LLC, a Utah limited liability company, which is a Manager of Stokes Stevenson MGT NWQ, LLC, a Utah limited liability company, which is the Manager of Stokes Stevenson NWQ, LLC, a Utah limited liability company, which is a Manager of NWQ GP, LLC, a Utah limited liability company, which is the Manager of SLC Port Phase 1, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.



Yvonne M. Schenk

NOTARY PUBLIC
Residing at: SL County

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

On this 16th day of December, 2019, before me Yvonne M. Schenk, a notary public, personally appeared Travis Lish, the President of Structured Finance Corporation, a Utah corporation, which is a Manager of Stokes Stevenson MGT NWQ, LLC, a Utah limited liability company, which is the Manager of Stokes Stevenson NWQ, LLC, a Utah limited liability company, which is a Manager of NWQ GP, LLC, a Utah limited liability company, which is the Manager of SLC Port Phase 1, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.



Yvonne M. Schenk
NOTARY PUBLIC
Residing at: SL County