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10/16/2015 4:25:00 PM \$21.00
Book - 10371 Pg - 1080-1085
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED, RETURN TO:

Parr Brown Gee & Loveless
101 East 200 South, Suite 700
Salt Lake City, Utah 84111
Attention: Lamont Richardson

SEND TAX NOTICES TO:

Arbor Gardner Bingham Junction Office 4, L.C.
90 South 400 West, Suite 360
Salt Lake City, Utah 84111
Attention: Chief Financial Officer

PIN 21-26-276-008 and 21-26-276-009
CTIA 78593-TF

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated as of October ^{10th}, 2015, is executed by ARBOR GARDNER BINGHAM JUNCTION HOLDINGS, L.C., a Utah limited liability company, whose address is 90 South 400 West, Suite 360, Salt Lake City, Utah 84101 (the "Grantor"), in favor of ARBOR GARDNER BINGHAM JUNCTION OFFICE 4, L.C., a Utah limited liability company, whose address is 90 South 400 West, Suite 360, Salt Lake City, Utah 84101 ("Grantee").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon (the "Property").

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

This Special Warranty Deed may be executed in counterparts.

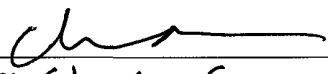
[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

GRANTOR:

ARBOR GARDNER BINGHAM JUNCTION HOLDINGS, L.C., a Utah limited liability company, by its Manager

KC GARDNER COMPANY, L.C., a Utah limited liability company

By: 
Name: Christa Gam
Its: Manager

ARBOR COMMERCIAL REAL ESTATE L.L.C., a Utah limited liability company

By: _____
Name: _____
Its: Manager

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

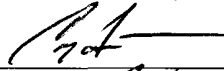
GRANTOR:

ARBOR GARDNER BINGHAM JUNCTION HOLDINGS, L.C., a Utah limited liability company, by its Manager

KC GARDNER COMPANY, L.C., a Utah limited liability company

By: _____
Name: _____
Its: Manager

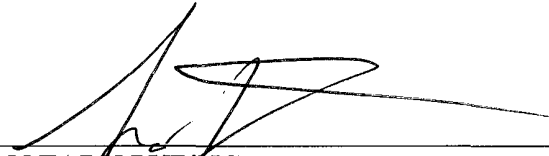
ARBOR COMMERCIAL REAL ESTATE L.L.C., a Utah limited liability company

By:  _____
Name: COPY GUSI
Its: Manager

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

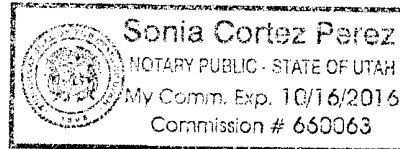
On this 14 day of OCTOBER, 2015, personally appeared before me CHRISTIAN GARDNER Manager of KC Gardner Company, L.C., a Utah limited liability company, the manager of Gardner Bingham Junction Holdings, L.C., a Utah limited liability company, on behalf of said company.

*Arbor



NOTARY PUBLIC
Residing at: DAVIS COUNTY, UT

My Commission Expires: 10.16.16



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

On this _____ day of _____, 2015, personally appeared before me _____, a Manager of Arbor Commercial Real Estate L.L.C., a Utah limited liability company, a manager of Arbor Gardner Bingham Junction Holdings, L.C., a Utah limited liability company, on behalf of said company.

My Commission Expires:

NOTARY PUBLIC
Residing at:

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

On this _____ day of _____, 2015, personally appeared before me _____, a Manager of KC Gardner Company, L.C., a Utah limited liability company, the manager of Gardner Bingham Junction Holdings, L.C., a Utah limited liability company, on behalf of said company.

My Commission Expires:

NOTARY PUBLIC
Residing at: _

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

On this 14 day of Oct., 2015, personally appeared before me Cory Gust, a Manager of Arbor Commercial Real Estate L.L.C., a Utah limited liability company, a manager of Arbor Gardner Bingham Junction Holdings, L.C., a Utah limited liability company, on behalf of said company.

My Commission Expires:

9/22/19

NOTARY PUBLIC
Residing at: ut



EXHIBIT A

Legal Description of Real Property

The following real property located in Salt Lake County, Utah:

Lots 3 and 4, VIEW 72 RETAIL SUBDIVISION 3RD AMENDED, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah.

SUBJECT TO AND TOGETHER WITH Grant of Reciprocal Access Easements as disclosed in that certain Declaration and Grant of Reciprocal Access Easements recorded September 22, 2014 as Entry No. 11916667 in Book 10261 at Page 6933.

ALSO SUBJECT TO AND TOGETHER WITH Reciprocal Easements as disclosed in the Declaration of Covenants, Restrictions and Easements dated October 2, 2012 and recorded October 4, 2012 as Entry No. 11485504 in Book 10063 at Page 2860, as the same may have been amended and/or supplemented.

Tax Id No. 21-26-276-009 and 21-26-276-008