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12/23/2020 4:12:00 PM \$40.00  
Book - 11087 Pg - 4230-4232  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 3 P.

**When Recorded Mail This Deed To:**

M H Jones Family, LLC  
V&M Jones Family, LLC  
1168 Le Rosier Court  
West Jordan, Utah 84088  
Attention: Mike Jones

**Mail Tax Notice to:**

M H Jones Family, LLC  
V&M Jones Family, LLC  
1168 Le Rosier Court  
West Jordan, Utah 84088  
Attention: Mike Jones

Tax Parcel Nos.: 21-26-276-012

138099-BHM

**(Above Space for Recorder's Use Only)**

**SPECIAL WARRANTY DEED**

ARBOR GARDNER BINGHAM JUNCTION OFFICE 4, L.C., a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, but not otherwise, an undivided 1.77% interest in the real property described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Property") unto M H JONES FAMILY, LLC, a Utah limited liability company, whose current address is 1168 Le Rosier Court, West Jordan, Utah 84088, and an undivided 0.62% interest in the Property unto V&M JONES FAMILY, LLC, a Utah limited liability company, whose current address is 1168 Le Rosier Court, West Jordan, Utah 84088.

Such conveyance is made subject to (a) all matters of record and all matters which may be disclosed by an accurate survey of the real property, and (b) Grantor's retention of all rights of "Office 4" under that Declaration and Establishment of Protective Covenants, Conditions and Restrictions and Grant of Easements dated April 20, 2016, and recorded April 26, 2016, in the official records of the Salt Lake County Recorder's Office as Entry No. 12266951 in Book 10424 at Page 7958, as amended by that certain First Amendment to Declaration of Establishment of Covenants, Conditions and Restrictions and Grant of Easements dated May 10, 2017, and recorded on June 2, 2017, in the official records of the Salt Lake County Recorder's Office as Entry No. 12548051 in Book 10564 at Page 1803 (the "**Declaration**"), which rights shall continue to be exercised by Grantor, in Grantor's sole discretion. Upon the conveyance of the undivided interest in the Property to Grantee pursuant to this Special Warranty Deed, Grantor shall own an 97.61% undivided interest, M Jones will own a 1.77% undivided interest, and V Jones with own a 0.62% undivided interest, in the Property, as tenants in common, which tenant in common relationship shall be subject to that certain Tenancy In Common Agreement between the parties dated as of the date hereof.

Grantor and Grantee, for themselves and for each of their successors and assigns, hereby waive any right of partition available at law or equity, including, specifically, but without limitation, the right of partition set forth in Utah Code Annotated Section 78B-6-1201 et seq.

WITNESS, the hand of said Grantor, this 23rd day of December, 2020.

ARBOR GARDNER BINGHAM JUNCTION  
OFFICE 4, L.C., a Utah limited liability company,  
by its manager

KC Gardner Company, L.C., a Utah limited liability  
company

By: [Signature]  
Name: Christian K. Gardner  
Its: Manager

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

The foregoing instrument was acknowledged before me this 22 day of December, 2020, by Christian K. Gardner, a manager of KC Gardner Company, L.C., a Utah limited liability company, a manager of ARBOR GARDNER BINGHAM JUNCTION OFFICE 4, L.C., a Utah limited liability company.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 6/26/21

Residing at: DAVIS COUNTY

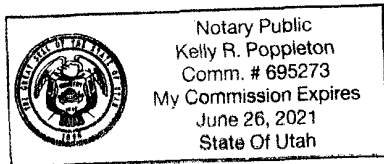


EXHIBIT "A"

To

SPECIAL WARRANTY DEED

**(Legal Description of the Real Property)**

The Property referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

Lot 3 of the "View 72 Retail Subdivision ~~4th~~ Amended" recorded with the County Recorder for Salt Lake County, Utah on September 20, 2019 as Entry No. 13078701 in Book 2019 at Page 262.