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11/30/2018 11:38:00 AM \$17.00  
Book - 10734 Pg - 5651-5654  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
BY: eCASH, DEPUTY - EF 4 P.

MTL 259302  
WHEN RECORDED, MAIL TO:

HINES ACQUISITIONS LLC  
Attn: Dusty Harris  
101 California Street, Suite 1000  
San Francisco, CA 94111-5894

Tax Parcel No. 14-23-300-016

**SPECIAL WARRANTY DEED**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, **E. G. A. ENTERPRISES, LLC**, a Utah limited liability company ("**Grantor**"), hereby conveys and warrants against all who claim by, through or under Grantor to **WVC INDUSTRIAL LLC**, a Delaware limited liability company, whose address is c/o Hines Acquisitions LLC, 2800 Post Oak Blvd., Houston, TX 77056-6188 ("**Grantee**"), all right, title and interest in and to the real property located in Salt Lake County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon, but including only appurtenant water rights that are owned by Grantor as of the date hereof.

SUBJECT TO the matters set forth on Exhibit B attached hereto.

TO HAVE AND TO HOLD the Property, with its appurtenances, unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it is the owner in fee simple of the Property and that it will warrant and defend the Property unto Grantee and its successors and assigns from and against all lawful claims arising by, through or under Grantor, but not otherwise.

*[Signature and notary on following page]*

SIGNATURE PAGE  
TO  
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 28<sup>th</sup>  
day of November, 2018.

E. G. A. ENTERPRISES, LLC,  
a Utah limited liability company

By:   
R. Scott Godfrey, Manager

STATE OF UTAH            )  
  ss:  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of November,  
2018, by R. Scott Godfrey, the Manager of E. G. A. ENTERPRISES, LLC, a Utah limited  
liability company, and acknowledged to me that said limited liability company executed the  
same.



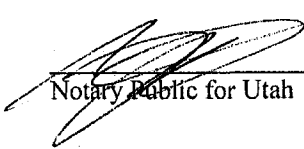
  
Notary Public for Utah

EXHIBIT A  
TO  
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF REAL PROPERTY

Real property located in Salt Lake County, State of Utah, described as follows:

Commencing South 0°13'30" West 66 Feet from West Quarter Corner of Section 23, Township 1 South, Range 2 West, Salt Lake Meridian; Thence South 89°52'58" East 1980 Feet; South 1204.5 Feet; West 1980 Feet; North 1204.5 Feet to Beginning.

Less and Excepting therefrom that parcel of land conveyed by that certain Warranty Deed recorded August 5, 1997, as Entry No. 6707978, in Book 7727, at Page 1506, and also disclosed in Warranty Deed recorded August 5, 1997, as Entry No. 6707979, in Book 7727, at Page 1508 of Official Records being more particularly described as follows:

Beginning South 00°13'30" West, 66 Feet from the West Quarter Corner of Section 23, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°18'26" East, 849.00 Feet; thence South 00°19'52" West, 233.99 Feet; thence North 89°18'26" West 652.00 Feet; Thence South 00°19'50" West, 314.30 Feet; thence North 89°18'26" West, to the West line of the Southwest Quarter of said Section 23, which is on an existing fence line, 191.68 Feet; thence along said Section line and fence line North 00°13'30" West, 548.35 Feet to the Point of Beginning.

EXHIBIT B  
TO  
SPECIAL WARRANTY DEED

EXCEPTIONS TO TITLE

The foregoing conveyance is subject to the following reservations, easements, rights of way and other matters:

1. General property taxes for 2019 and subsequent years.
2. The property is included in West Valley City, Magna Water District, Jordan Valley Water Conservancy District, and Central Utah Water Conservancy District, and is subject to assessment or charges thereby.
3. An easement over, across or through the land for constructing and maintaining a public road and to maintain and restore slopes, cut, and fills on and incidental purposes, as granted to West Valley City, a municipal corporation of the State of Utah by Instrument recorded May 2, 2014, as Entry No. 11843409 in Book 10228 at Page 1598 of Official Records.
4. Any claim, right, title or interest to water or water rights whether or not shown by the public records.