

WHEN RECORDED, MAIL TO:

Lehi Spectrum Office 2, L.C.  
c/o The Boyer Company, L.C.  
101 South 200 East, Suite 200  
Salt Lake City, Utah 84111  
Attn: Chief Financial Officer

ENT 13951:2019 PG 1 of 4  
Jeffery Smith  
Utah County Recorder  
2019 Feb 20 03:12 PM FEE 16.00 BY CS  
RECORDED FOR Stewart Title Insurance Agency of Utah  
ELECTRONICALLY RECORDED

### SPECIAL WARRANTY DEED

RENDEZVOUS MOUNTAIN HOLDINGS, LLC, a Delaware limited liability company, (“**Grantor**”), hereby conveys and warrants against all persons and entities claiming by, through or under it to LEHI SPECTRUM OFFICE 2, L.C. a Utah limited liability company, (“**Grantee**”), the following property located in Utah County, State of Utah, which is more particularly described as follows (the “**Property**”):

AN UNDIVIDED FIFTY PERCENT (50%) INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

LOT 2, PLAT "A", LEHI SPECTRUM SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, RECORDED JULY 26, 2017, AS ENTRY NO. 7 1391:2017, AS MAP FILING NO. 15632.

TAX PARCEL NUMBER: 45-629-0002

SUBJECT TO the encumbrances listed in Exhibit A attached hereto.

Dated as of the 19th day of February, 2019.

*[Signatures on following pages]*

RENDEZVOUS MOUNTAIN HOLDINGS, LLC,  
a Delaware limited liability company

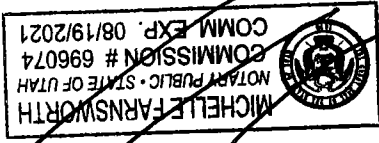
By: Slipstream Ventures, LLC,  
a Delaware limited liability company  
Its: Manager

By:   
Amy White, Manager

STATE OF UTAH                    )  
  : ss.  
COUNTY OF Salt Lake        )

On the 19 day of February, 2019, the foregoing Special Warranty Deed was acknowledged before me by Amy White, Manager of Slipstream Ventures, LLC, a Delaware limited liability company, the Manager of Rendezvous Mountain Holdings, LLC, a Delaware limited liability company.

  
Notary Public



RENDEZVOUS MOUNTAIN HOLDINGS, LLC,  
a Delaware limited liability company

By: Slipstream Ventures, LLC,  
a Delaware limited liability company

Its: Manager

By:   
Rick White, Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : SS.

On the 19<sup>th</sup> day of February, 2019, the foregoing Special Warranty Deed was acknowledged before me by Rick White, Manager of Slipstream Ventures, LLC, a Delaware limited liability company, the Manager of Rendezvous Mountain Holdings, LLC, a Delaware limited liability company.

  
Notary Public



**EXHIBIT A**

## Permitted Encumbrances

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the property and not shown by the Public Records.
2. Taxes for the year 2019 and subsequent years. Tax ID No. 45:629:0002.
3. Any and all charges and assessments levied by Lehi City, Timpanogos Special Service District, Utah County, or Utah Valley Dispatch Special Service District.
4. Easements, notes and restrictions, if any, as shown on Annexation of Lehi Industrial Park to the City of Lehi, by Plat recorded February 20, 1975, as Entry No. 2 742 , as Map Filing No. 1334 of Official Records.
5. Exception and reservation of all minerals and mineral rights, including oil and gas rights, together with rights to explore and extract the same, as more particularly defined and set forth in that certain Quitclaim Deed, dated August 25, 1972, recorded October 16, 1972 as Entry No. 1 6070, Book 1296, Page 527, and in Quit Claim Deed, recorded December 30, 1974, as Entry No. 2 2895, in Book 1398 at Page 518, of Official Records.
6. Rights of access to freeway known as Project No. I-15-6 which have been relinquished to the State of Utah by that certain Final Order of Condemnation, recorded May 1, 1973, as Entry No. 7 396 , in Book 1325, at Page 65, of Official Records.
7. Easements, notes and restrictions, if any, if any, as shown on the recorded plat of Plat "A", Lehi Spectrum Subdivision, recorded July 26, 2017, as Entry No. 71391:2017 , as Map Filing No. 15632.
8. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded April 13, 2016 as Entry No. 31977:2016 of Official Records, and any amendments thereto.

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Salt Lake City, Utah 84111  
Attn: Chief Financial Officer

### **SPECIAL WARRANTY DEED**

DW LEHI SPECTRUM 2, LLC, a Utah limited liability company, (“**Grantor**”), hereby conveys and warrants against all persons and entities claiming by, through or under it to LEHI SPECTRUM OFFICE 2, L.C., a Utah limited liability company (“**Grantee**”), the following property located in Utah County, State of Utah, which is more particularly described as follows (the “**Property**”):

AN UNDIVIDED FIFTY PERCENT (50%) INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

LOT 2, PLAT "A", LEHI SPECTRUM SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, RECORDED JULY 26, 2017, AS ENTRY NO. 7 1391:2017, AS MAP FILING NO. 15632.

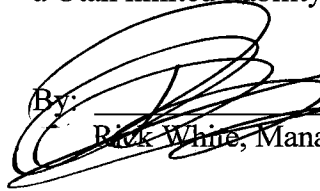
TAX PARCEL NUMBER: 45-629-0002

SUBJECT TO the encumbrances listed in Exhibit A attached hereto.

Dated as of the 19th day of February, 2019.

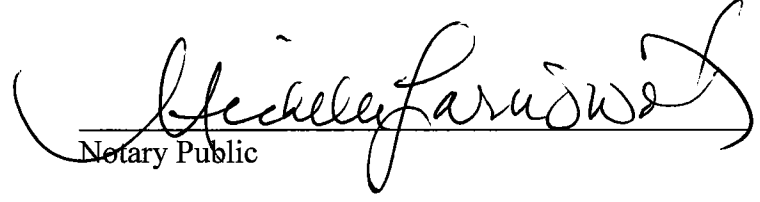
*[Signatures on following pages]*

DW LEHI SPECTRUM 2, LLC,  
a Utah limited liability company

By:   
Rick White, Manager

STATE OF UTAH )  
COUNTY OF Salt Lake : ss.

On the 19 day of February, 2019, the foregoing Special Warranty Deed was acknowledged before me by Rick White, Manager, DW LEHI SPECTRUM 2, LLC, a Utah limited liability company.

  
Notary Public



**EXHIBIT A**

## Permitted Encumbrances

1. Taxes for the year 2019 and subsequent years. Tax ID No. 45:629:0002.
2. Any and all charges and assessments levied by Lehi City, Timpanogos Special Service District, Utah County, or Utah Valley Dispatch Special Service District.
3. Easements, notes and restrictions, if any, as shown on Annexation of Lehi Industrial Park to the City of Lehi, by Plat recorded February 20, 1975, as Entry No. 2742 , as Map Filing No. 1334 of Official Records and as amended.
4. Exception and reservation of all minerals and mineral rights, including oil and gas rights, together with rights to explore and extract the same, as more particularly defined and set forth in that certain Quitclaim Deed, dated August 25, 1972, recorded October 16, 1972 as Entry No. 16070, Book 1296, Page 527, and in Quit Claim Deed, recorded December 30, 1974, as Entry No. 22895, in Book 1398 at Page 518, of Official Records.
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7. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded April 13, 2016 as Entry No. 31977:2016 of Official Records, and any amendments thereto.