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SPECIAL WARRANTY DEED

Recorded at the Request of, and after recording
return to:

GRANTEE
615 North Star Mill Lane
American Fork, Utah 84003

Space above for County Recorder's use

Mail Tax Notice to:

GRANTEE
615 North Star Mill Lane
American Fork, Utah 84003

Tax Parcel Nos. 57:015:0001; 57:077:0002

SPECIAL WARRANTY DEED

UTAH LAB, LLC, an Alaska limited liability company, **GRANTOR**, hereby **CONVEYS AND WARRANTS** against all who claim by, through, or under Grantor, to **BUILT WORKS, LLC**, a Utah limited liability company, **GRANTEE**, for the sum of Ten and No/100 Dollars and other good and valuable consideration, all of its interest in and to the following described real property located in Utah County, State of Utah, and more particularly described as:

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

TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same, and subject to those permitted exceptions to title identified on Exhibit B attached hereto and incorporated herein.

WITNESS the hand of said Grantor, this 2nd day of October, 2019.

UTAH LAB, LLC, an Alaska limited liability company

By: _____
Name: Leonard B. Hyde
Its: Managing Member

STATE OF ALASKA)
) ss:
THIRD JUDICIAL DISTRICT)

The foregoing instrument was executed before me this 2 day of October, 2019, by Leonard B. Hyde, the Managing Member of Utah Lab, LLC, an Alaska limited liability company, who acknowledged that he/she has been duly authorized by all necessary action to execute the foregoing instrument for and on behalf of the company.

Catherine Neely

NOTARY PUBLIC

My Commission Expires:

3-20-22

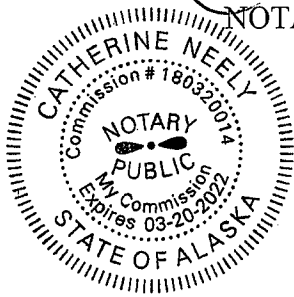


EXHIBIT A
Property Description

Lot 1, Plat "B", UTAH VALLEY BUSINESS PARK SUBDIVISION, American Fork, Utah, according to the official plat thereof on file and of record in the Office of the Utah County Recorder, and

Lot 2, Amended Plat "M", UTAH VALLEY BUSINESS PARK SUBDIVISION, American Fork, Utah, according to the official plat thereof on file and of record in the Office of the Utah County Recorder

Tax ID Nos.: 57:015:0001; 57:077:0002

EXHIBIT-B

Permitted Exceptions

1. Taxes for the year 2019 which have been prorated and the Grantor shall pay their prorata share which amount is \$93,310.53 and the Grantee shall pay their prorata share which amount is \$29,642.75. Tax ID No.: 57-015-0001 57-077-0002

2. Subject property is included within the boundaries of Tax District 60 and is subject to the charges and assessments thereof. For status of the account contact:
 - American Fork City (801-763-3000)
 - North Utah County Water Conservancy
 - Timpanogos Special Service District

3. Subject to Easements, Restrictions, Notes, Setbacks, and Conditions of Approval as shown on the Recorded Plat of said "Plat B" Utah Valley Business Park Subdivision recorded March 3, 1993 as Entry No. 12496 Map No. 4873, of the Official Records

Subject to Easements, Restrictions, Notes, Setbacks, and Conditions of Approval as shown on the Recorded Plat of said "Plat G" Utah Valley Business Park Subdivision recorded January 20, 1995 as Entry No. 4161 Map No. 5893, of the Official Records

Subject to Easements, Restrictions, Notes, Setbacks, and Conditions of Approval as shown on the Recorded Plat of said "Plat H" Utah Valley Business Park Subdivision recorded June 1, 1995 as Entry No. 34799 Map No. 6100, of the Official Records

Subject to Easements, Restrictions, Notes, Setbacks, and Conditions of Approval as shown on the Recorded Plat of said "Plat J" Utah Valley Business Park Subdivision recorded July 13, 1998 as Entry No. 69633 Map No. 7631, of the Official Records

Subject to Easements, Restrictions, Notes, Setbacks, and Conditions of Approval as shown on the Recorded Plat of said "Amended Plat J" Utah Valley Business Park Subdivision recorded March 11, 1999 as Entry No. 29601 Map No. 7954, of the Official Records

Subject to Easements, Restrictions, Notes, Setbacks, and Conditions of Approval as shown on the Recorded Plat of said "Plat M" Utah Valley Business Park Subdivision recorded August 14, 2014 as Entry No. 56927:2014 Map No. 14337, of the Official Records

4. The effects of an Acknowledgment, Waiver, Consent and Agreement, dated April 28, 1989 by and between American Fork City, Utah, and I & M Associates, a Utah general partnership recorded May 03, 1989 as Entry No. 12289 in Book 2595 at Page 691 of Official Records.

5. The effects of an Acknowledgment, Waiver, Consent and Agreement, dated May 09, 1989 by and between American Fork City, Utah, and North Valley Investment Group, a Utah general partnership recorded May 09, 1989 as Entry No. 12944 in Book 2597 at Page 77 of Official Records.

Said document was re-recorded June 22, 1989 to correct property description as Entry No. 17613 in Book 2606 at Page 620 of Official Records.

6. A Special Improvement District No. 88-1, as disclosed by Ordinance No. 89-05-03 recorded May 25, 1989 as Entry No. 14773 in Book 2600 at Page 777 of Official Records.

An Ordinance No. 89-05-03 to correct property description recorded June 22, 1989 as Entry No. 17614 in Book 2606 at Page 632 of Official Records.

7. Master Declaration of Establishment of Easements Covenants, Conditions and Restrictions for Utah Valley Business Park recorded March 03, 1993 as Entry No. 12356 in Book 3096 at Page 723 of Official Records.

Said document was re-recorded March 05, 1993 for the purpose of correcting an error in the legal description as Entry No. 13102 in Book 3098 at Page 511 of Official Records.

Said document was re-recorded March 24, 1993 for the purpose of correcting an error in the legal description as Entry No. 16814 in Book 3108 at Page 234 of Official Records.

First Amendment to Master Declaration of Establishment of Easements, Covenants, Conditions, and Restrictions of Utah Valley Business Park recorded February 15, 2005 as Entry No. 15634:2005 of Official Records.

8. A Resolution to create Special Improvement District No. 91-1 of American Fork City recorded July 30, 1993 as Entry No. 51071, in Book 3207 at Page 702 of Official Records.
9. An Ordinance No. 93-07-17 confirming the assessment rolls and levying an assessment against certain properties in American Fork City, Utah, Special Improvement District No. 91-1 recorded July 30, 1993 as Entry No. 51072 in Book 3207 at Page 714 of Official Records.
10. Acknowledgment, Waiver, Consent and Agreement dated July 12, 1993 by and between American Fork City, Utah (the "City") and North Valley Investment Group, a Utah general partnership (the "Owner") recorded July 30, 1993 as Entry No. 51073 in Book 3207 at Page 730 of Official Records.
11. Acknowledgment, Waiver, Consent and Agreement dated July 27, 1993 by and between American Fork City, Utah (the "City") and I&M Associates, a Utah general partnership (the "Owner") recorded July 30, 1993 as Entry No. 51074 in Book 3207 at Page 746 of Official Records.
12. Acknowledgment, Waiver, Consent and Agreement dated July 06, 1993, by and between American Fork City, Utah (the "City") and B. Bros. Realty Corporation, a Utah corporation (the "Owner") recorded July 30, 1993 as Entry No. 51075 in Book 3207 at Page 760 of Official Records.
13. An easement over, across or through the land for installation and maintenance of a certain storm drain line and incidental purposes, as granted to Pen and Ink, Ltd and any successor owners by Instrument recorded July 15, 1998 as Entry No. 70853 in Book 4704 at Page 536 of Official Records.