

WHEN RECORDED, RETURN TO:

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

SEND TAX NOTICES TO:

Boyer NW Quadrant Lehi Block Office 1, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: Chief Financial Officer

124088-ETF

45.703.0001
45.703.0002

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of March 20, 2020, is executed by BOYER NW QUADRANT, L.C., a Utah limited liability company ("**Grantor**"), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, in favor of BOYER NW QUADRANT LEHI BLOCK OFFICE 1, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 ("**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, a the real property located in Utah 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.

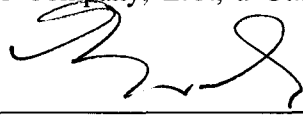
[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

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

GRANTOR:

BOYER NW QUADRANT, L.C., a Utah limited liability company, by its manager

The Boyer Company, L.C., a Utah limited liability company

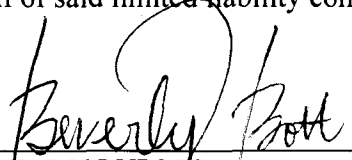
By: 

Name: BRIAN GOCHNOW

Its: Manager

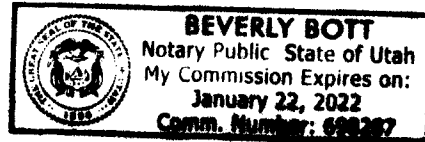
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 20th day of March, 2020, personally appeared before me Brian Gochnow, a Manager of The Boyer Company, L.C., a Utah limited liability company, the manager of BOYER NW QUADRANT, L.C., a Utah limited liability company, who executed the foregoing instrument on behalf of said limited liability company.



NOTARY PUBLIC
Residing at: Salt Lake County

My Commission Expires: 1/22/22



698287

EXHIBIT A

Legal Description of Real Property

The following real property located in Utah County, Utah:

Lots 1 and 2 Lehi Block Plat "A" according to the official plat thereof recorded in the Utah County Recorder's Office as Map 16992.

Tax Parcel IDs: 12-029-0075, 12-029-0005, 12-029-0006, and 12-029-0060