

WHEN RECORDED, MAIL TO:

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

Send Tax Notices to:
KC Gardner Company, L.C.
201 South State Street Suite 2000
Salt Lake City, Utah 84111

Relates to Tax ID No.: 58:020:0532

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, BONNIE HARDMAN, TRUSTEE OF THE GARY AND BONNIE HARDMAN LIVING TRUST DATED APRIL 18, 2016 (the "Grantor"), hereby CONVEYS AND WARRANTS against all who claim by, through or under Grantor, but not otherwise, to GPBH1, L.C., a Utah limited liability company, whose address is 201 South State Street, Suite 2000, Salt Lake City, Utah 84111 (the "Grantee"), all right, title and interest in and to the real property located in Utah 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;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity and subject to any matters which may be disclosed by an accurate survey of the property.

(Signature page follows)

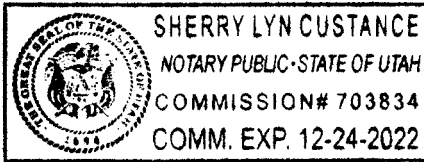
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 1st day of February 2022.

THE GARY AND BONNIE HARDMAN LIVING TRUST
DATED APRIL 18, 2016

By: Bonnie Hardman
Name: Bonnie Hardman
Its: Trustee

STATE OF UTAH)
 Utah) ss.
COUNTY OF ~~SALT LAKE~~)

Acknowledged before me this 01 day of February, 2022, by Bonnie Hardman, the trustee of The Gary and Bonnie Hardman Living Trust dated April 18, 2016, who executed the foregoing instrument on behalf of said limited liability company.



Sherry Lyn Custance
Notary Public

**EXHIBIT A
To
Special Warranty Deed**

Legal Description

Parcel 1

Beginning at the Northeast Corner of the Hardman Lehi Maverik Plat, recorded as Entry No. 20723:2019 as Map No. 16481 in the Office of the Utah County Recorder, said point also being on the Southerly Right-of-Way Line of 2100 North Street, said point being North 89°53'51" East 283.52 feet along the section line and South 3,007.93 feet from the Northeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence East 207.37 feet along the Southerly Right-of-Way Line of said 2100 North Street;
thence South 00°07'26" East 282.99 feet;
thence South 89°52'34" West 207.36 feet to the Southeast Corner of said Hardman Lehi Maverik Plat;
thence North 00°07'26" West 283.44 feet along Easterly boundary line of said Hardman Lehi Maverik Plat the to the point of beginning.

Contains 58,729 Square Feet or 1.348 Acres

Parcel 2

Beginning at a point on the Southerly Right-of-Way Line of 2100 North Street, said point being North 89°53'51" East 490.89 feet along the section line and South 3,008.30 feet from the Northeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence East 254.61 feet along the Southerly Right-of-Way Line of said 2100 North Street;
thence South 330.31 feet;
thence West 19.12 feet;
thence Northwesterly 52.04 feet along the arc of a 150.00 foot radius curve to the right (center bears North and the chord bears North 80°03'43" West 51.77 feet with a central angle of 19°52'34");
thence North 70°07'26" West 69.32 feet;
thence Northwesterly 87.27 feet along the arc of a 250.00 foot radius curve to the left (center bears South 19°52'34" West and the chord bears North 80°07'26" West 86.82 feet with a central angle of 20°00'00");
thence South 89°52'34" West 33.16 feet;
thence North 00°07'26" West 282.99 feet to the point of beginning.

Contains 77,277 Square Feet or 1.774 Acres

Parcel 3

Beginning at a point on the Easterly Right-of-Way Line of 3600 West Street, said point being North 89°53'51" East 60.94 feet along the section line and South 3,291.45 feet from the Northeast Corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°52'34" East 223.20 feet;
thence North 89°52'34" East 207.36 feet;
thence North 89°52'34" East 33.16 feet;
thence Southeasterly 87.27 feet along the arc of a 250.00 foot radius curve to the right (center bears South 00°07'26" East and the chord bears South 80°07'26" East 86.82 feet with a central angle of 20°00'00");
thence South 70°07'26" East 69.32 feet;
thence Southeasterly 52.04 feet along the arc of a 150.00 foot radius curve to the left (center bears North 19°52'34" East and the chord bears South 80°03'43" East 51.77 feet with a central angle of 19°52'34");
thence East 19.12 feet;
thence South 321.74 feet;
thence South 89°52'35" West 669.94 feet;
thence South 00°05'07" East 65.00 feet;
thence South 89°52'36" West 22.96 feet to said Easterly Right-of-Way Line;
thence along said Easterly Right-of-Way Line the following two (2) courses:
(1) North 00°07'24" West 356.72 feet;
(2) North 06°36'03" East 78.43 feet to the point of beginning.

Contains 252,024 Square Feet or 5.786 Acres