

WHEN RECORDED, RETURN TO
AND SEND TAX NOTICES TO:

Gardner – VBP SF Property Owner, LP
201 South Main Street, Suite 2000
Salt Lake City, Utah 84111
Attention: President

158590-DMM
Tax Parcel Nos.: 24-053-0057, 24-053-0059, 24-053-0058, 24-048-0055 and 24-048-0054 (for reference purposes only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of October 17, 2022, is executed by ACJ INVESTMENTS, LLC, a Utah limited liability company, having an address at 407 North Main Street, Springville, Utah 84663 (“Grantor”), in favor of GARDNER – VBP SF PROPERTY OWNER, LP, a Delaware limited partnership, whose address is 201 South Main Street, Suite 2000, 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, 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 all matters of record and all matters which may be disclosed by an accurate survey of the Property.

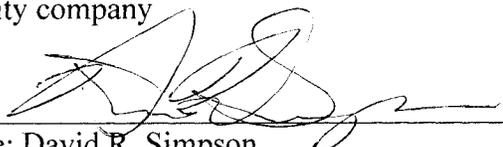
This Special Warranty Deed may be executed in counterparts.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

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

GRANTOR:

ACJ INVESTMENTS, LLC, a Utah limited liability company

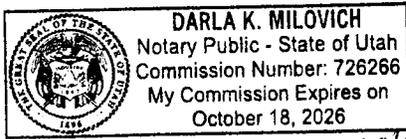
By: 

Name: David R. Simpson

Title: Manager

STATE OF UTAH)
 Salt Lake : ss.
COUNTY OF ~~UTAH~~ *OKM*)

On this 17 day of October, 2022 personally appeared before me David R. Simpson, the Manager of ACJ INVESTMENTS, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said company.



My Commission Expires: *10/18/26*

[Handwritten Signature]

NOTARY PUBLIC
Residing at: *Salt Lake County, UT*

EXHIBIT ALegal Description of Property

PARCEL 1:

Commencing East 18.82 feet and South 2067.06 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°45'04" East 42.70 feet; thence North 00°05'25" West 315.61 feet; thence West 333.65 feet; thence North 43°19'38" East 33.60 feet; thence North 01°45'00" West 985.69 feet; thence North 89°10'04" East 402.04 feet; thence South 1003.14 feet; thence South 00°29'41" East 371.25 feet; thence North 89°30'00" West 64.57 feet to the point of beginning.

PARCEL 2:

Commencing North 4.71 chains and West 115.5 feet from the Southeast corner of the Northeast Quarter of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 0°30' East 330 feet; thence East 131.5 feet; thence North 4.78 chains; thence West 333.65 feet; thence South 1° West 9.78 chains; thence East 210.54 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing East 108.18 feet and South 2352.13 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running thence South 89°32'45" West 223.69 feet; thence North 00°30'00" East 288.00 feet; thence South 89°30'00" East 256.00 feet; thence South 01°07'56" East 45.68 feet; thence South 49°59'42" West 50.27 feet; thence South 00°46'25" East 206.01 feet to the point of beginning.

PARCEL 3:

Commencing North 598.71 feet and East 19.01 feet from the Quarter Section-Corner between Sections 13 and 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°30' West 132 feet; thence North 0°30' East 42 feet; thence South 89°30' East 132 feet; thence South 0°30' West 42 feet to the point of beginning.

PARCEL 4:

Commencing South 2067.96 feet and East 80.18 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian and running thence North 1374.71 feet; thence East 431.42 feet; thence South 00°35'00" West 335.51 feet; thence South 987.64 feet; thence along a curve to right (Chord bears: South 72°07'34" West 141.1 feet, Radius = 529.86 feet); thence South 79°46'41" West 39.61 feet; thence South 89°43'14" West 254.73 feet to the point of beginning.

ALSO:

Commencing South 2330.71 feet and East 107.43 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian and running thence North $01^{\circ}04'06''$ East 53.48 feet; along a curve to right (Chord bears: North $40^{\circ}00'35''$ East 174.19 feet, Radius = 136.15 feet); thence North $79^{\circ}46'41''$ East 166 feet; along a curve to left (Chord bears: North $75^{\circ}16'20''$ East 92.01 feet, Radius = 585.63 feet); thence South $53^{\circ}40'00''$ West 405.21 feet; thence North $89^{\circ}30'00''$ West 38.91 feet to the point of beginning.

PARCEL 5:

Commencing South 2066.71 feet and East 335.01 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running thence South $79^{\circ}46'41''$ West 125.15 feet; thence along a curve to the left (chord bears: South $60^{\circ}01'46''$ West 129.7 feet, radius = 191.93 feet) arc length = 132.31 feet; thence North 85.85 feet; thence North $89^{\circ}43'14''$ East 235.52 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing East 108.18 feet and South 2352.13 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running thence South $89^{\circ}32'45''$ West 223.69 feet; thence North $00^{\circ}30'00''$ East 288.00 feet; thence South $89^{\circ}30'00''$ East 256.00 feet; thence South $01^{\circ}07'56''$ East 45.68 feet; thence South $49^{\circ}59'42''$ West 50.27 feet; thence South $00^{\circ}46'25''$ East 206.01 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM any portion lying within the Utah County Road.