

Mail Recorded Deed and Tax Notice To:
Tetra Properties, LLC
11645 South 700 East
Draper, UT 84020

12706373
1/29/2018 2:01:00 PM \$15.00
Book - 10642 Pg - 4903-4905
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



File No.: 97275-PE

WARRANTY DEED

Pinnacle Point Offices II, L.L.C., a Utah limited liability company
GRANTOR(S) of Salt Lake, State of Utah, hereby Conveys and Warrants to
Tetra Properties, LLC

GRANTEE(S) of Draper, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in **Salt Lake** County,
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 28-20-352-046 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 26th day of January, 2018.

Pinnacle Point Offices II, L.L.C., a Utah limited liability company

BY: Cherokee & Walker Properties, L.L.C., a Utah limited liability company, Manager

BY: Cherokee & Walker Management, LLC, a Utah limited liability company, Manager

BY: [Signature]
Shane Peery, Manager

Its: MR. [Signature]

BY: [Signature]
James Blair Jenkins, Manager

Its: [Signature]

STATE OF UTAH

COUNTY OF SALT LAKE

On the 26th day of January, 2018, personally appeared before me Shane R. Peery & James Blair Jenkins who acknowledged himself to be the Managers of Cherokee & Walker Management, LLC, Manager of Cherokee & Walker Properties, L.L.C., Manager of Pinnacle Point Offices II, L.L.C., a Utah limited liability company, and that they as such managers, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public

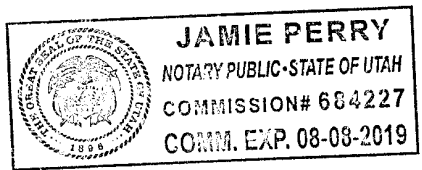


EXHIBIT A

PARCEL 1:

Lot 2, PINNACLE POINT SUBDIVISION, Draper, Utah, according to the official plat thereof on file in the office of the Salt Lake County Recorder, Utah, recorded January 17, 2003 as Entry No. 8497479 in Book 2003P at Page 15.

PARCEL 1A:

A 30 foot access easement as created by that certain Easement recorded June 7, 1995 as Entry No. 6096195 in Book 7164 at Page 2386, and as corrected by that certain Affidavit recorded August 30, 2001 as Entry No. 7989524 in Book 8494 at Page 8943 of official records, and as expanded on the recorded plat of Pinnacle Point Subdivision, being more particularly described as follows:

Beginning at a point on the East line of 700 East Street, (a 53.00 foot half-width) said point begin South 89°53'40" East 47.87 feet along the quarter section line to the center line of 700 East Street and South 06°52'40" East 1628.55 feet along the center line of 700 East Street and North 83°07'20" East 53.00 feet from the West quarter corner of Section 20, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence East 321.03 feet; thence North 31.91 feet; thence South 89°43'35" East 25.00 feet; thence South 61.82 feet; thence West 342.41 feet to the East line of 700 East Street; thence North 06°52'40" West 30.25 feet along the East line of 700 East Street to the point of beginning.