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6/3/2019 11:22:00 AM \$40.00  
Book - 10787 Pg - 6163-6164  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 2 P.

Recorded at the Request of  
Scott B. Finlinson, Esq.  
OFI Campus, LLC  
274 West 12300 South  
Draper, Utah 84020  
  
Mail Tax Notice to:  
OFI Campus, LLC  
274 West 12300 South  
Draper, Utah 84020  
Attn: Scott B. Finlinson, Esq.

Space above for County Recorder's use

Parcel No. 27-25-401-002

### QUIT CLAIM DEED

GBR 274 WEST 12300 SOUTH, LLC, a Utah limited liability company, the Grantor, hereby QUIT CLAIMS, to OFI CAMPUS, LLC, a Delaware limited liability company, whose address is 274 West 12300 South, Draper, Utah 84020, Grantee, for the sum of TEN DOLLARS (\$10.00) and other valuable consideration, all of Grantor's interest in and to the following described parcel of real property located in Salt Lake County, State of Utah, below, to wit:

See attached Exhibit A.

TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same, and SUBJECT TO any and all existing easements, rights of way, encumbrances, and other matters of record with the office of the Salt Lake County Recorder.

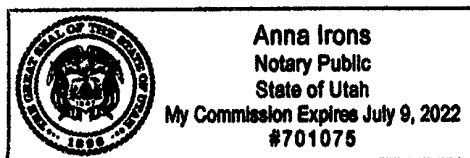
WITNESS the hand of said Grantor, this 31<sup>st</sup> day of MAY, 2019.

GBR 274 WEST 12300 SOUTH, LLC

Jonathan S. Gardner  
By: Jonathan S. Gardner  
Title: Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2019 by Jonathan S. Gardner the manager of GBR 274 WEST 12300 SOUTH, LLC.



Anna Irons  
Notary Public

FIRST AMERICAN TITLE  
# NCS 95492

EXHIBIT A

Legal Description

Lot 1

A parcel of land located in the Southwest Quarter of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point being South 0°30'06" East 567.86 feet along the Section line and North 89°29'54" East 2640.05 feet from the West Quarter Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running;

thence North 89°51'32" East 227.11 feet;  
thence South 0°00'04" East 79.50 feet;  
thence South 89°51'32" West 25.40 feet;  
thence South 0°08'28" East 131.78 feet;  
thence North 89°59'56" East 155.64 feet;  
thence South 0°07'27" West 261.80 feet to the north line of 12300 South Street;  
thence North 89°58'52" West 356.06 feet along the north line of said 12300 South Street;  
thence North 0°07'34" West 472.47 feet to the point of beginning.

Contains 137,901 square feet. 3.166 acres.

Lot 2

A parcel of land located in the Southwest Quarter of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point being South 0°30'06" East 567.86 feet along the Section line and North 89°29'54" East 2640.05 feet and North 89°51'32" East 227.11 feet from the West Quarter Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running;

thence North 89°51'32" East 204.02 feet to the west line of Lone Peak Business Park Lot 3 Amended;  
thence South 0°07'27" West 473.67 feet along the said west line of Lone Peak Business Park Lot 3 Amended to the north line of 12300 South Street;  
thence North 89°58'52" West 73.00 feet along the north line of said 12300 South Street;  
thence North 0°07'27" East 261.80 feet;  
thence South 89°59'56" West 155.64 feet;  
thence North 0°08'28" West 131.78 feet;  
thence North 89°51'32" East 25.40 feet;  
thence North 0°00'04" West 79.50 feet to the point of beginning.

Contains 65,563 square feet. 1.505 acres.