

13017682
6/26/2019 3:39:00 PM \$40.00
Book - 10796 Pg - 5672-5678
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 7 P.

When Recorded Mail This Deed To:

TREA Vista Station I LLC
c/o Manatt, Phelps & Phillips, LLP
695 Town Center Drive, 14th Floor
Costa Mesa, California 92626
Attn: Steven L. Edwards, Esq.

Tax Parcel No.: 27-36-376-021

11572-ETF

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

BG DRAPER POINTE OFFICE 1, L.C., a Utah limited liability company, Grantor, does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor unto TREA VISTA STATION I LLC, a Delaware limited liability company, Grantee, whose current address is c/o TIAA-CREF Global Separate Real Estate Company LLC, 560 Mission Street, Suite 1000, San Francisco, California 94105, the following described real property in Salt Lake County, State of Utah, to-wit:


[See Exhibit "A" attached hereto and by this reference made a part hereof.]

Subject only to the Permitted Exceptions set forth on Exhibit "B" attached hereto and by this reference made a part hereof and all matters which may be disclosed by an accurate survey of the Property.

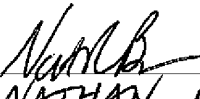
Dated as of the
~~WITNESS~~ the hand of said Grantor, this 26th day of June, 2019.

BG DRAPER POINTE OFFICE 1, L.C., a Utah
limited liability company, by its managers

KC Gardner Company, L.C., a Utah limited liability
company

By: 
Name: Charles Gardner
Its: Manager

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

By: 
Name: NATHAN R. BOYER
Its: Manager

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

On this 24 day of June, 2019, before me, the undersigned, personally appeared CHRISTIAN GARDNER, known or identified to me to be a manager of KC Gardner Company, L.C., a Utah limited liability company, which is a manager of BG DRAPER POINTE OFFICE 1, L.C., a Utah limited liability company, who executed the instrument on behalf of said limited liability company, and acknowledged to me that the limited liability company executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


NOTARY PUBLIC

My Commission Expires: 10.16.20

Residing at: DAVIS COUNTY, UT

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



On this 24 day of June, 2019, before me, the undersigned, personally appeared Nathan P. Boyer, known or identified to me to be a manager of The Boyer Company, L.C., a Utah limited liability company, which is a manager of BG DRAPER POINTE OFFICE 1, L.C., a Utah limited liability company, who executed the instrument on behalf of said limited liability company, and acknowledged to me that the limited liability company executed the same.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


NOTARY PUBLIC

My Commission Expires:
09.06.2019

Residing at: Salt Lake County



EXHIBIT "A"

To

SPECIAL WARRANTY DEED

(Legal Description of the Real Property)

The Property referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

PARCEL 1:

Lot 1, DRAPER POINTE OFFICE PARK SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah on September 18, 2014 as Entry No. 11915614 in Book 2014P at Page 244.

PARCEL 1A:

A reciprocal, non-exclusive, perpetual easement for both pedestrian and vehicular access, parking and utilities upon, over and across the Access Areas, Parking Areas and Common Areas on each parcel within said subdivision, as more particularly defined and disclosed in that certain Declaration of Covenants, Restrictions and Easements recorded September 18, 2014 as Entry No. 11915615 in Book 10261 at Page 1779 of official records.

EXHIBIT "B"

To

SPECIAL WARRANTY DEED

1. Taxes for the year 2019 are accruing as a lien not yet due and payable under Parcel No. 27-36-376-021. Taxes for 2018 have been paid.
2. The Property is located within the boundaries of Draper City, South Salt Lake Valley Mosquito Abatement District, Jordan Valley Water Conservancy District, South Valley Sewer District, Central Utah Water Conservancy District, Front Runner Community Development Area, Area in Jordan/Canyon School Districts Still Liable for Debit Service, and is subject to any and all charges and assessments levied thereunder. As of the date hereof, said charges and assessments are paid current
3. Notice of Adoption of Draper Frontrunner Community Development Project Area Plan, dated August 10, 2012 and recorded October 11, 2012 as Entry No. 11489936 in Book 10065 at Page 4047.
4. Claim, right, title or interest to water or water rights whether or not shown by the public records.
5. A 7 foot Public Utility Easement over the North, South, East and West lot lines and Public Access over the Northwesterly boundary and a 15 foot Storm Drainage as shown to intersect said Lot 1 as set forth on the dedicated plat for Draper Point Office Park Subdivision, recorded September 18, 2014 as Entry No. 11915614 in Book 2014P at Page 244.
6. Right of Way and Easement Grant, in favor of Wasatch Gas Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other gas transmission and distribution facilities, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded June 1, 1931, as Entry No. 676297, in Book 95 of Liens and Leases, at Page 173.
7. A perpetual easement as disclosed by that certain Quit-Claim Deed dated June 28, 1956 and recorded August 2, 1956 as Entry No. 1495468 in Book 1333 at Page 279.
8. Easement in favor of Salt Lake County Sewerage Improvement District No. 1, a body politic of the State of Utah for a perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, manholes, laterals and other sewer collection and transmission structures and facilities and incidental purposes, by instrument dated July 21, 1988 and recorded July 22, 1988, as Entry No. 4653371, in Book 6049, at Page 1114.

9. Easement in favor of Salt Lake County Sewerage Improvement District No. 1, a body politic of the State of Utah for a perpetual right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, manholes, laterals and other sewer collection and transmission structures and facilities and incidental purposes, by instrument dated June 19, 1992 and recorded June 23, 1992, as Entry No. 5279836, in Book 6475, at Page 1453.
10. Grant of Storm Drain Line Easement in favor of Shea Development, Inc., a Utah corporation for a perpetual, non-exclusive right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove (without granting any right to Grantee to remove) and replace storm drain lines and related facilities and incidental purposes, by instrument dated October 13, 1998 and recorded October 15, 1998, as Entry No. 7120838, in Book 8126, at Page 2215.
11. Grant of Storm Drain Line Easement in favor of City of Draper for a perpetual, non-exclusive right-of-way and easement to lay, maintain, operate, repair, inspect, protect, install, remove (without granting any right to Grantee to remove) and replace storm drain lines and related facilities and incidental purposes, by instrument dated October 13, 1998 and recorded October 16, 1998, as Entry No. 7121554, in Book 8127, at Page 1608
19. Dahle West Slope Easement as shown upon and dedicated by that certain plat known as Allegro at Corner Canyon Street Dedication Right-of-Way and Slope Easement plat recorded April 3, 2001 as Entry No. 7861052 in Book 2001-P at Page 75 of official records of the Salt Lake County Recorder's office.
20. Commercial Sewer Connection Agreement between Draper GO3 LC and the South Valley Sewer District, a political subdivision of the State of Utah, recorded August 7, 2014, as Entry No. 11893862, in Book 10251, at Page 2778.
21. Easement in favor of South Valley Sewer District, a body politic of the State of Utah for a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities and incidental purposes, by instrument dated August 29, 2014 and recorded August 29, 2014, as Entry No. 11905992, in Book 10256, at Page 9544.
22. Landscape Easement by Draper GO3, L.C., a Utah limited liability company and Taylor Scott Partners, LLC, a Utah limited liability company, dated September 12, 2014 and recorded September 15, 2014 as Entry No. 11913380 in Book 10260 at Page 1667.
23. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided for in that certain Declaration of Covenants, Restrictions and Easements recorded September 18, 2014 as Entry No. 11915615 in Book 10261 at Page 1779, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under

Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

24. Disclosure and Acknowledgement regarding development of property located within a Natural Hazards Special Study Area for moderate liquefaction potential dated July 25, 2014 and recorded July 29, 2014 as Entry No. 11888091, in Book 10248, at Page 6630.
25. Affidavit to inform concerned persons of addressing clarification for Lot 1, Draper Pointe wherein the address for said property has been changed from 376 West Data Drive to 380 West Data Drive, dated February 19, 2015 and recorded February 20, 2015 as Entry No. 11996237 in Book 10297 at Page 7571.
26. Deed of Trust, Security Agreement and Financing Statement to secure an indebtedness in the amount shown below, and any other obligations secured thereby: Trustor: BG Draper Pointe Office 1, L.C., a Utah limited liability company; Trustee: Cottonwood Title Insurance Agency, Inc., a Utah corporation; Beneficiary: American National Insurance Company, a Texas insurance company; Amount: \$22,425,000.00; Dated: June 25, 2015; Recorded: June 25, 2015 as Entry Number 12079167 in Book 10337 at Page 5891.

Assignment, Assumption and Modification of Note, Deed of Trust and Other Agreements in favor of TREA Vista Station I LLC, a Delaware limited liability company, to be dated and recorded concurrently herewith.

27. Absolute Assignment of Leases and Rents in favor of American National Insurance Company, a Texas insurance company, dated June 25, 2015 and recorded June 25, 2015 as Entry No. 12079168 in Book 10337 at Page 5937.

Assignment, Assumption and Modification of Note, Deed of Trust and Other Agreements in favor of TREA Vista Station I LLC, a Delaware limited liability company, to be dated and recorded concurrently herewith.