

10257958

After Recording, Return To:
David J. Castleton
Blackburn & Stoll, LC
257 East 200 South, Suite 800
Salt Lake City, Utah 84111

Grantee Address:
Price Logistics Center Draper, LLC
230 East South Temple Street
Salt Lake City, Utah 84111

10257958
10/25/2007 11:32 AM \$12.00
Book - 9529 Pg - 8122-8123
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
BLACKBURN & STOLL
257 E 200 S STE 900
SLC UT 84111
BY: EPM, DEPUTY - MA 2 P.

Tax Parcel No. 27-25-401-011

QUIT CLAIM DEED

BALLARD REAL ESTATE HOLDINGS, INC. aka BALLARD REAL ESTATE HOLDINGS, which has been merged into BALLARD MEDICAL PRODUCTS, a Utah corporation ("Grantor"), hereby quit claims to PRICE LOGISTICS CENTER DRAPER, LLC, a Utah limited liability company ("Grantee"), whose mailing address is 230 East South Temple Street, Salt Lake City, Utah 84111, Attention: J. Steven Price, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration the following described tract of land located in Salt Lake County, Utah:

Beginning at a point on the Southerly line of Parcel "B" of the Hawkes & Associates Boundary Survey recorded at the Salt Lake County Surveyors Office as Entry No. S97-01-0069 said point being North 89°32'42" West 2205.66 feet along the North line of Section 25 and South 00°27'18" West 3208.23 feet from the Northeast corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian (said corner being a found Salt Lake County brass cap well monument); thence 00°07'14" West 5.188 feet along the Westerly line of said Parcel "B" to a point on the Southerly line of the John W. Francom and Associates A.L.T.A. Survey recorded as No. S94-03-0101 Salt Lake County Surveyors Office; thence North 89°54'33" West 429.000 feet along said Southerly line to a point on the West line of the Southeast quarter of said Section 25; thence North 00°07'14" East 5.411 feet along said quarter section line to a point on the Southerly boundary line of Parcel "C" of said Ballard Shopping Plaza Survey; thence South 89°52'46" East 429.000 feet along said Southerly line to the point of beginning. Contains: 2273.91 Sq. Ft., .05 Acres.

TOGETHER WITH all buildings, improvements, and appurtenances.

WITNESS THE EXECUTION HEREOF as of the 12 day of October, 2007.

GRANTOR:

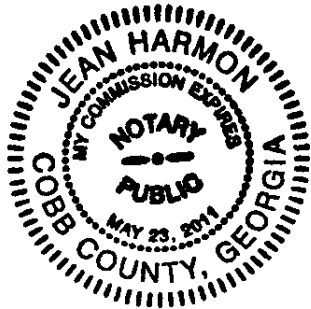
BALLARD MEDICAL PRODUCTS, a
Utah corporation, formerly BALLARD
REAL ESTATE HOLDINGS, INC. aka
BALLARD REAL ESTATE HOLDINGS


10/11/07

By: Leonard J. Anderson
Name: Leonard J. Anderson
Title: Authorized Representative

THE STATE OF GEORGIA)
COUNTY OF FULTON)

This instrument was acknowledged before me on the 12 day of October, 2007, by Leonard J. Anderson, authorized representative of Ballard Medical Products, a Utah corporation and the successor in interest to Ballard Real Estate Holdings, Inc., aka Ballard Real Estate Holdings, on behalf of said corporation.



Jean Harmon
Notary Public, State of Georgia
My Commission Expires: May 23, 2011

13001065
6/3/2019 11:22:00 AM \$40.00
Book - 10787 Pg - 6161-6162
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

SPECIAL WARRANTY DEED

GBR 274 WEST 12300 SOUTH, LLC, a Utah limited liability company, the Grantor, hereby CONVEYS and WARRANTS against all claiming by, through or under Grantor, 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 31st day of May, 2019.

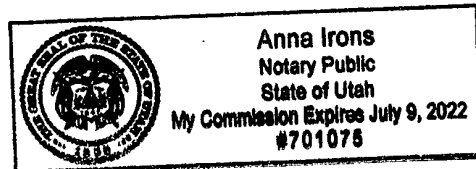
GBR 274 WEST 12300 SOUTH, LLC

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 24th 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 954192

EXHIBIT A

Legal Description

BEGINNING AT A POINT 32 9/13 RODS SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; AND RUNNING THENCE SOUTH 32 4/13 RODS; THENCE EAST 26 RODS; THENCE NORTH 32 4/13 RODS; THENCE WEST 26 RODS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PROPERTY CONVEYED IN WARRANTY DEED RECORDED JUNE 1, 1998, AS ENTRY NO. 6979534, IN BOOK 7993, AT PAGE 2447, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF 12300 SOUTH STREET, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID ENTIRE TRACT OF PROPERTY (RECORDED AS ENTRY NO. 3627200, IN BOOK 5317, AT PAGE 1210, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER), WHICH POINT IS SOUTH 539.42 FEET (164.415 METERS) AND SOUTH 498.14 FEET (151.833 METERS) FROM THE CENTER OF SAID SECTION 25; AND RUNNING THENCE NORTH 20.00 FEET (6.096 METERS) TO A POINT 53 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE MONUMENTED CENTERLINE OF 12300 SOUTH STREET; THENCE SOUTH 89°58'20" EAST 429.00 FEET (130.759 METERS) ALONG A LINE PARALLEL WITH SAID CENTERLINE TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 20.000 FEET (6.096 METERS) TO THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 89°58'20" WEST 429.00 FEET (130.759 METERS) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN 12300 SOUTH STREET.