

**WHEN RECORDED, MAIL THIS DEED TO:
AND MAIL TAX NOTICES TO:**
Boyer Ridgeview Commercial, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: President

CT-149794-CAF

Tax Parcel Identification Numbers: A portion of 12-003-0038; 12-003-0039; a portion of 12-004-0031; and 12-004-0032

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

The STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a Division of the Utah Department of Government Operations (“Grantor”), whose address is 4315 S.2700 W. 3rd Floor, Taylorsville, Utah 84129, does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, unto BOYER RIDGEVIEW COMMERCIAL, L.C., a Utah limited liability company (“Grantee”), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, the following described premises in Utah County, State of Utah, to-wit:

[See Exhibit “A” attached hereto and by this reference made a part hereof (the “Real Property”)]

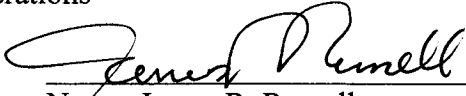
together with Grantor’s interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of the Grantor in and to (a) all improvements located thereon, and (b) all streets, alleys, easements and rights-of-way in, on or across the Real Property.

Subject to all matters of record as of the date hereof.

[Signature on following page]

WITNESS, the hand of said Grantor, this 27th day of October, 2021.

STATE OF UTAH, DIVISION OF FACILITIES
CONSTRUCTION AND MANAGEMENT, a
division of the Department of Government
Operations

By: 
Name: James R. Russell
Title: Director

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

On the 27th day of October, 2021, personally appeared before me James R. Russell, who is the Director of the STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a division of the Department of Government Operations who executed the forgoing instrument on behalf of said division.


NOTARY PUBLIC
Residing at: Salt Lake

My Commission Expires:

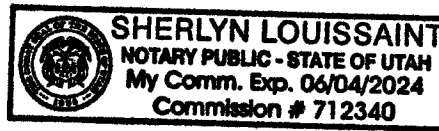


EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

(Legal Description of Property)

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the northerly line of a Special Warranty Deed recorded as Entry No. 174194:2020 in the office of the Utah County Recorder, said point located N00°06'11"W 1,942.05 feet along the Section line and S89°53'49"W 626.49 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence along said deed N87°39'43"W 69.00 feet to a point on the easterly line of a Special Warranty Deed recorded as Entry No. 174123:2020 in the office of the Utah County Recorder; thence along said deed the following eight (8) courses: (1) N02°20'17"E 9.23 feet; thence (2) along the arc of a curve to the left having a radius of 960.00 feet a distance of 39.18 feet through a central angle of 02°20'17" Chord: N01°10'09"E 39.17 feet; thence (3) North 375.39 feet; thence (4) along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence (5) West 412.42 feet; thence (6) along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"W 21.21 feet; thence (7) South 427.00 feet; thence (8) along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet to said northerly line of Special Warranty Deed recorded as Entry No. 174194:2020; thence along said deed the following seven (7) courses: (1) West 444.47 feet; thence (2) along the arc of a curve to the left with a radius of 771.00 feet a distance of 436.73 feet through a central angle of 32°27'17" Chord: S73°46'22"W 430.91 feet; thence (3) S57°32'43"W 30.12 feet; thence (4) along the arc of a curve to the right with a radius of 16.00 feet a distance of 27.00 feet through a central angle of 96°41'51" Chord: N74°06'22"W 23.91 feet; thence (5) S64°14'34"W 59.00 feet; thence (6) southeasterly along the arc of a non-tangent curve to the left having a radius of 478.00 feet (radius bears: N64°14'34"E) a distance of 35.92 feet through a central angle of 04°18'19" Chord: S27°54'36"E 35.91 feet; thence (7) S59°56'15"W 125.36 feet to the easterly line of a Special Warranty Deed recorded as Entry No. 113623:1998 in the Utah County Recorder; thence along said easterly line the following twelve (12) courses: (1) N29°37'46"W 19.12 feet; thence (2) N26°57'08"W 35.30 feet; thence (3) N12°11'36"W 55.38 feet; thence (4) N24°15'03"W 92.14 feet; thence (5) N07°54'49"W 86.61 feet; thence (6) N06°00'20"E 101.15 feet; thence (7) N12°42'40"E 551.81 feet; thence (8) N10°36'11"E 71.40 feet; thence (9) N00°07'25"E 129.30 feet; thence (10) N15°06'39"E 90.08 feet; thence (11) N21°47'22"E 362.78 feet; thence (12) N26°28'59"E 133.36 feet; thence to and along the southerly line of a Corrected Special Warranty Deed recorded as Entry No. 79132:1998 in the office of the Utah County Recorder S89°54'26"E 1,459.71 feet; thence along said deed the following four (4) courses: (1) thence S00°05'34"W 21.13 feet; thence (2) S86°06'29"E 270.95 feet; thence (3) East 65.14 feet; thence (4) S52°50'22"E 39.12 feet to said westerly right-of-way line of North County Boulevard (SR-129); thence along said westerly right-of-way line S00°20'49"W 501.08 feet; thence N89°39'11"W 67.46 feet; thence S73°03'19"W 100.01 feet; thence South 41.02 feet; thence West 28.00 feet; thence northwesterly along the arc of a non-tangent curve to the left having a radius of 28.00 feet (radius bears: West) a distance of

35.13 feet through a central angle of 71°52'52" Chord: N35°56'26"W 32.87 feet; thence S73°03'19"W 235.67 feet; thence S16°56'41"E 77.43 feet; thence S73°02'18"W 82.00 feet; thence S16°57'42"E 119.43 feet; thence westerly along the arc of a non-tangent curve to the right having a radius of 222.00 feet (radius bears: N04°37'03"W) a distance of 17.89 feet through a central angle of 04°37'03" Chord: S87°41'29"W 17.89 feet; thence West 61.76 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence South 460.39 feet; thence along the arc of a curve to the right with a radius of 1,029.00 feet a distance of 41.99 feet through a central angle of 02°20'17" Chord: S01°10'09"W 41.99 feet; thence S02°20'17"W 9.23 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Special Warranty Deed recorded November 3, 2020 as Entry No. 174123:2020 in the Utah County Recorder's office, to-wit:

Beginning at a point on the Northwesterly right of way of the proposed Canal Boulevard, being North 00°06'11" West 1,280.74 feet along the section line and South 89°53'49" West 1,733.90 feet from the Southeast corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence along said Northwesterly right of way line South 56°59'03" West 20.00 feet; thence North 33°00'57" West 559.22 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 473.50 feet (radius bears: North 59°14'29" East) a distance of 358.26 feet through a central angle of 43°21'05" chord: North 09°04'58" West 349.78 feet; thence North 12°43'08" East 510.64 feet; thence along the arc of a curve to the left with a radius of 480.00 feet a distance of 103.14 feet through a central angle of 12°18'41" chord: North 06°33'48" East 102.94 feet; thence North 00°24'27" East 56.96 feet; thence along the arc of a curve to the right with a radius of 270.00 feet a distance of 100.76 feet through a central angle of 21°22'55" chord: North 11°05'55" East 100.18 feet; thence North 21°47'22" East 326.42 feet; thence North 44°17'22" East 53.48 feet; thence North 67°30'00" East 53.48 feet; thence East 56.32 feet; thence North 130.05 feet to the Northerly line of said parcel 12:003:0034; thence South 89°54'26" East 20.00 feet along said Northerly line; thence South 150.01 feet; thence West 72.34 feet; thence South 67°30'00" West 45.40 feet; thence South 44°17'22" West 45.40 feet; thence South 21°47'22" West 322.45 feet; thence along the arc of a curve to the left with a radius of 250.00 feet a distance of 93.30 feet through a central angle of 21°22'55" chord: South 11°05'55" West 92.76 feet; thence South 00°24'27" West 56.96 feet; thence along the arc of a curve to the right with a radius of 50.00 feet a distance of 107.44 feet through a central angle of 12°18'41" chord: South 06°33'48" West 107.23 feet; thence South 12°43'08" West 510.61 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 453.50 feet (radius bears: South 77°24'36" East) a distance of 342.72 feet through a central angle of 43°17'58" chord: South 09°03'35" East 334.62 feet; thence South 33°00'57" East 558.82 feet to the point of beginning.