

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Read R. Hellewell
Kirton McConkie
50 E. South Temple
Salt Lake City, UT 84111

Tax Parcel No. 06-095-0214, 06-095-0216 and 06-095-0217

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00), and other valuable considerations, **OLSON PRIME PROPERTY, LLC**, a Utah limited liability company (“**Grantor**”), whose address 2301 S. Main St., Bountiful, UT 84010, hereby conveys to **OTG WOODS CROSSING, LLC**, a Utah limited liability company (“**Grantee**”), whose address is 426 South 500 East, Salt Lake City, UT 84102, the following described real property situated in Davis County, Utah, together with all rights and privileges appurtenant thereto:

See legal description set forth in Exhibit A attached and incorporated by this reference (the “**Property**”).

Together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting properties; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

Grantor warrants the title to the Property against all who claim by, through or under the Grantor.

[Signature and notary on following page]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

Dated this 9th day of March, 2016.

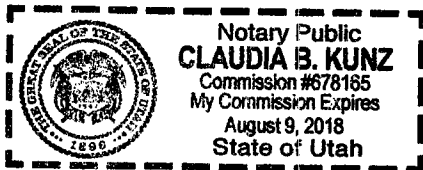
GRANTOR:

OLSON PRIME PROPERTY, LLC,
a Utah limited liability company

By: Douglas L. Olson
Douglas L. Olson
Its: Manager

STATE OF UTAH)
 : ss.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this 9th day of March, 2016, by DOUGLAS L. OLSON, as Manager of OLSON PRIME PROPERTY, LLC, a Utah limited liability company, and acknowledged to me that said OLSON PRIME PROPERTY, LLC executed the same.



Claudia B. Kunz
NOTARY PUBLIC

EXHIBIT A
(to Special Warranty Deed)

Legal Description

Real property located in Davis County, State of Utah, and more particularly described as follows:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF 2600 SOUTH STREET, SAID POINT BEING SOUTH 63°54'58" WEST 239.87 FEET TO A CENTERLINE MONUMENT IN 500 WEST STREET FROM THE SOUTHEAST CORNER OF SECTION 36 AND NORTH 0°08'02" WEST 1989.75 FEET ALONG THE CENTERLINE OF SAID STREET TO A MONUMENT AT 2600 SOUTH AND 500 WEST STREETS AND SOUTH 89°59'13" WEST 1126.59 FEET ALONG THE CENTERLINE OF 2600 SOUTH STREET TO A MONUMENT IN HIGHWAY 91 AND 2600 SOUTH STREETS AND NORTH 89°54'47" WEST 245.12 FEET AND NORTH 0°05'13" EAST 54.79 FEET FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE UTAH DEPARTMENT OF TRANSPORTATION EXISTING NORTHERLY RIGHT OF WAY LINE AND LIMITED ACCESS LINE BY THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 9, 2014 AS ENTRY NO. 2822532 IN BOOK 6098 AT PAGE 197 OF OFFICIAL RECORDS, AND THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89°59'53" WEST 16.23 FEET; NORTH 88°12'59" WEST 17.01 FEET; NORTH 88°13'30" WEST 63.53 FEET; SOUTH 89°59'53" WEST 35.64 FEET TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE SOUTH 89°59'53" WEST 50.17 FEET TO A POINT OF CURVATURE OF A 704.00 FOOT RADIUS CURVE TO THE LEFT; DESCRIBED BY THAT WARRANTY DEED CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION RECORDED SEPTEMBER 8, 2014 AS ENTRY NO. 2822303 IN BOOK 6097 AT PAGE 228 OF OFFICIAL RECORDS THENCE WESTERLY ALONG SAID ARC 195.87 FEET (NOTE: CHORD TO SAID CURVE BEARS SOUTH 82°01'39" WEST FOR A DISTANCE OF 195.24 FEET); THENCE SOUTH 74°03'25" WEST 170.57 FEET; THENCE NORTH 57°00'24" WEST 50.69 FEET; THENCE NORTH 7°48'25" WEST 33.33 FEET; THENCE NORTH 82°11'35" EAST 10.25 FEET; THENCE NORTH 7°48'25" WEST 92.00 FEET; THENCE NORTH 10°53'12" WEST 97.05 FEET; THENCE NORTH 89°59'20" EAST 473.53 FEET TO THE PROPERTY DESCRIBED AS LEASE PARCEL 1 RECORDED JULY 11, 2012 AS ENTRY NO. 2672689 IN BOOK 5561 AT PAGE 144 OF OFFICIAL RECORDS THENCE SOUTH 00°33'52" EAST 174.63 FEET TO THE POINT OF BEGINNING. CONTAINS: 92,652 SQUARE FEET OR 2.13 ACRES