

WHEN RECORDED, RETURN TO:

Parr Brown Gee & Loveless  
101 South 200 East, Suite 700  
Salt Lake City, Utah 84111  
Attention: Lamont Richardson

SEND TAX NOTICES TO:

Gardner Batt, LLC  
423 West 300 South, Suite 230  
Salt Lake City, Utah 84101

140242 CAF

**CORRECTIVE SPECIAL WARRANTY DEED**

GWC CAPITAL, LLC, a Utah limited liability company, whose address is 869 North 1500 West, Orem, Utah 84057 (the "**Grantor**"), hereby CONVEYS AND WARRANTS against all who claim by, through or under Grantor, but not otherwise, a fifty percent (50%) undivided interest in the Property (defined below) unto GB SF INDUSTRIAL 2, LLC, a Utah limited liability company, whose address is 423 West 300 South, Suite 120, Salt Lake City, Utah 84101 ("**GB**"), and a fifty percent (50%) undivided interest in the Property unto BOYER SPANISH FORK INDUSTRIAL 2, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 ("**Boyer**"; and together with GB, collectively, "**Grantee**"), as tenants in common, which tenant in common relationship shall be subject to that certain Tenant-In-Common Agreement between each Grantee dated as of the date hereof.

The "**Property**" means that certain real property located in Utah County, Utah, which is more particularly described on Exhibit "A" attached hereto and made a part hereof together with all right, title and interest of Grantor, if any, in and to any strips and gores and land lying in the bed of any street, road, or avenue, open or proposed, in front of or adjoining the Property; all fixtures, buildings, structures, and improvements located on the Property; any water rights appurtenant or related to the real property; any air and mineral rights; any easements, rights of way, reversions, remainders, and development rights benefiting the Property; and any rights, benefits, privileges, hereditaments, and appurtenances pertaining to the Property. Without limiting the generality of the foregoing, the Property shall include the following water rights: 51-1410, 51-1472, and 51-1295.

**THIS Instrument is being recorded to correct the legal description described with that certain Special Warranty Deed recorded with Utah County Recorder on November 22, 2021, as Entry Number 196267:2021.**

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the rights-of-way, easements, restrictions, reservations and other matters of record as of November 22, 2021, and any other matters arising by, through or under Grantee.

This Special Warranty Deed is executed and delivered effective as of November 22, 2021.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of the date and year first written above.

GRANTOR:

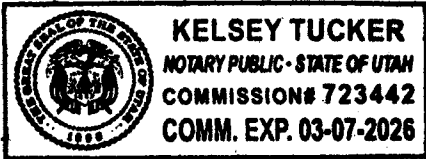
GWC CAPITAL, LLC, a Utah limited liability company

By: Brandon Henrie  
Name: Brandon Henrie  
Its: Manager

By: JM  
Name: Jared Morgan  
Its: Manager

STATE OF UTAH )  
 ) : ss.  
COUNTY OF Utah )

On this 6th day of April, 2022, personally appeared before me Brandon Henrie a manager of GWC CAPITAL, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said limited liability company.



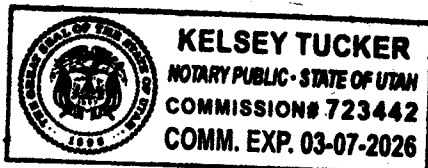
My Commission Expires: 3/7/2026

Kelsey Tucker  
NOTARY PUBLIC

Residing at: 4903 e. golden meadow xing  
Eagle Mtn, UT 84005  
Utah county

STATE OF UTAH )  
 ) : ss.  
COUNTY OF Utah )

On this 6th day of April, 2022, personally appeared before me Jared Morgan, a manager of GWC CAPITAL, LLC, a Utah limited liability company, who executed the foregoing instrument on behalf of said limited liability company.



My Commission Expires: 3/7/2026

Kelsey Tucker  
NOTARY PUBLIC

Residing at: 4903 e. golden meadow xing  
Eagle Mtn, UT 84005  
Utah county

**EXHIBIT A**Legal Description of Real Property

A parcel of land situated in the Northeast quarter of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Northerly right-of-way of State Road 77 (4000 South Street), said point being the North quarter corner of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian and running thence East 1,979.72 feet along the Northerly right-of-way of State Road 77 (4000 South Street); thence South 00°21'54" East 47.97 feet across State Road 77 (4000 South Street) to the Southerly right-of-way line; thence North 89°48'52" East 20.36 feet along the Southerly right-of-way line of State Road 77 (4000 South Street); thence North 89°32'34" East 639.03 feet along the Southerly right-of-way line of State Road 77 to a point on the Westerly right-of-way line of 800 West Road; thence South 00°19'03" East 1,275.84 feet along the Westerly right-of-way line of 800 West Road; thence South 89°58'15" West 658.57 feet; thence South 89°58'28" West 9.34 feet; thence South 89°34'55" West 794.26 feet; thence South 01°15'16" East 237.33 feet; thence North 89°29'00" West 595.01 feet; thence South 00°30'54" West 337.49 feet; thence North 88°44'20" West 369.33 feet; thence North 89°18'58" West 190.46 feet; thence North 00°36'50" West 1,834.42 feet; thence North 89°51'37" West 12.16 feet; thence North 49.39 feet to the point of beginning.

Tax Id No.: 24-007-0020, 24-007-0021, 24-007-0007 and 24-007-0016