

AFTER RECORDING, PLEASE RETURN TO:

Tandem RE SPV I (Easton-Payson), LLC

Attention: Camden Bean

12459 S 300 E, Suite 102

Draper, Utah 84020

169952-CPB

Tax ID: 49-876-0005

QUITCLAIM DEED

Easton Industrial Park, LLC, a Utah limited liability company, with an address of 1780 W 700 N, Suite 40, Lindon, Utah 84042 ("Grantor"), hereby quitclaims to Tandem RE SPV I (Easton-Payson), LLC, a Utah limited liability company, with an address of 12459 S 300 E, Suite 102, Draper, Utah 84020, for Ten Dollars (\$10.00) and other good and valuable consideration, all of the Grantor's right, title and interest in and to property located in Utah County, Utah and all buildings, fixtures, systems and other improvements located thereon, as more particularly described on Exhibit A attached hereto.

<signatures on following page>

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 13, day of July, 2023, to be effective as of the 14 day of July, 2023.

Easton Industrial Park, LLC,
a Utah limited liability company

By: [Signature]

Name: Tyson Williamson

Title: MANAGER OF EASTON INDUSTRIAL PARK, LLC

STATE OF Utah)

: ss.

COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 13 day of July, 2023 by [Tyson Williamson], as the Manager of [Easton Industrial Park, LLC]

[Signature]
Notary Public

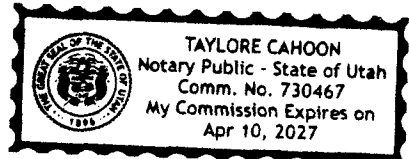


EXHIBIT A

Property Description

The following real property located in Utah County, Utah, and more particularly described as:

All of Lot 5, PLAT "G", PAYSON BUSINESS PARK SUBDIVISION, according to the official plat thereof as recorded in the office of the Utah County Recorder on January 9, 2018 as Entry No. 2933:2018.