

**When Recorded Mail This Deed To
and Send Tax Notices to:**

Boyer NW Quadrant, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: Chief Financial Officer

Affecting Tax Parcel No. 12-029-0006, 12-029-0060

105289- CAF

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

LEHI BLOCK COMPANY, a Utah corporation ("Grantor"), does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor and not otherwise unto BOYER NW QUADRANT, L.C., a Utah limited liability company, Grantee, whose current address is 101 South 200 East, Suite 200, Salt Lake City, Utah, 84111, the following described real property in Utah County, State of Utah, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to: (i) taxes and assessments not yet due or payable, and (ii) matters of record as of the date hereof.

TO HAVE AND TO HOLD the same, together with all tenements, hereditaments and appurtenances thereunto belonging unto the Grantee, and its successors and assigns, forever.

[Signature and acknowledgment on following page]

WITNESS, the hand of said Grantor, this 12th day of January, 2020.

LEHI BLOCK COMPANY, a Utah corporation

By: [Signature]
Name: Lorin Powell
Its: Director

By: [Signature]
Name: Alda Mac Porter
Its: Secretary & Treasurer

By: [Signature]
Name: MAC Powell
Its: President

By: [Signature]
Name: Terry R. Powell
Its: Vice President

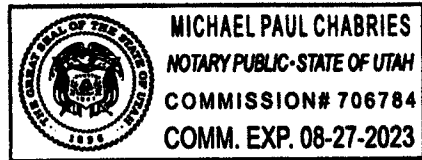
STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On this 17th day of January, 2020, before me, ~~the~~ undersigned, personally appeared LOUIN POWELL, an individual, in his/her capacity as DIRECTOR of LEHI BLOCK COMPANY, a Utah corporation, known or identified to me to be the person who executed the foregoing instrument on behalf of said corporation

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Michael Paul Chabries
NOTARY PUBLIC
Residing at: Davis

My Commission Expires: 8-27-2023



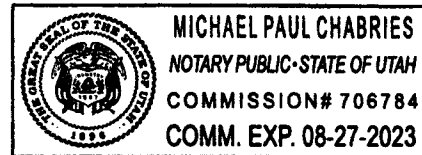
STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On this 17th day of January, 2020, before me, the undersigned, personally appeared ALD MAE PORTER, an individual, in his/her capacity as SECRETARY & TREASURER of LEHI BLOCK COMPANY, a Utah corporation, known or identified to me to be the person who executed the foregoing instrument on behalf of said corporation

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Michael Paul Chabries
NOTARY PUBLIC
Residing at: Davis

My Commission Expires: 8-27-2023



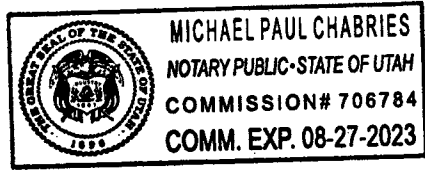
STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On this 12th day of January, 2020, before me, the undersigned, personally appeared Max Powell, an individual, in his/her capacity as PRESIDENT of LEHI BLOCK COMPANY, a Utah corporation, known or identified to me to be the person who executed the foregoing instrument on behalf of said corporation

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
NOTARY PUBLIC
Residing at: LAUIS

My Commission Expires: 8-27-2023



STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On this 12th day of January, 2020, before me, the undersigned, personally appeared Terry Powell, an individual, in his/her capacity as VICE PRESIDENT of LEHI BLOCK COMPANY, a Utah corporation, known or identified to me to be the person who executed the foregoing instrument on behalf of said corporation

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
NOTARY PUBLIC
Residing at: LAUIS

My Commission Expires: 8-27-2023

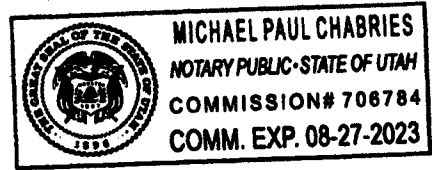


EXHIBIT "A"
To
SPECIAL WARRANTY DEED

(Legal Description of the Real Property)

The Property referred to in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as follows:

PARCEL 1:

Beginning at a point 1385.00 feet South and 13.11 feet West of the Northeast corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North $72^{\circ}16'37''$ West 282.38 feet to the true point of beginning; thence North $72^{\circ}16'37''$ West 186.78 feet; thence North 509.95 feet to the South side of a State access road; thence along the South side of the State access road to the right along a curve of radius 2764.93 feet a distance of 187.65 feet, the chord of said curve bears South $71^{\circ}29'58''$ East and is 187.60 feet long; thence South 507.28 feet to the true point of beginning.

PARCEL 2:

Beginning at a point 1385.00 feet South and 13.11 feet West of the Northeast corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North $72^{\circ}16'37''$ West 282.38 feet; thence North 507.28 feet to the South side of a State access road; thence along the South side of the State access road to the right along a curve of radius 2764.93 feet a distance of 239.22 feet to a 3-inch brass cap set on an iron post, the chord of said curve bears South $67^{\circ}04'26''$ East and is 239.15 feet long; thence South $37^{\circ}26'05''$ East 82.17 feet to the West side of a County road; thence South $00^{\circ}09'42''$ West along the West side of the County road 434.84 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing at the Northeast corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence South $00^{\circ}03'00''$ West 1,385.00 feet along the section line and West 11.90 feet to the true point of beginning; and running thence North $72^{\circ}16'20''$ West 32.83 feet; thence North $00^{\circ}25'34''$ East 462.81 feet; thence South $37^{\circ}26'05''$ East 47.81 feet; thence South $00^{\circ}09'42''$ West 434.84 feet to the true point of beginning.