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12/16/2016 3:14:00 PM \$16.00
Book - 10512 Pg - 831-834
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

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:

BG Vista Office 4, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: Chief Financial Officer

27-36-151-045

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective as of April 1, 2016, is executed by GARDNER BINGHAM JUNCTION HOLDINGS, L.C., a Utah limited liability company, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111 and BG VISTA STATION, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 (collectively, the "**Grantor**"), in favor of BG VISTA OFFICE 4, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 ("**Grantee**").

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, warranting title against persons claiming by, through or under Grantor, but not otherwise, the real property located in Salt Lake County, Utah and more particularly described on Exhibit A attached hereto and made a part hereof together with all improvements located thereon (the "**Property**").

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record or enforceable at law or equity.

This Special Warranty Deed may be executed in counterparts.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

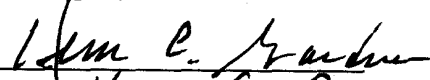
85776-PF

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

GRANTOR:

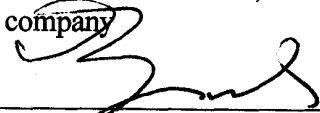
GARDNER BINGHAM JUNCTION HOLDINGS,
L.C., a Utah limited liability company, by its
Manager

KC GARDNER COMPANY, L.C., a Utah limited
liability company

By: 
Name: Ken C. Gardner
Its: Manager

BG VISTA STATION, L.C., a Utah limited liability
company, by its manager

THE BOYER COMPANY, L.C., a Utah limited
liability company

By: 
Name: BRIAN GOCHNOUR
Its: Manager

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

On this 27 day of JULY, 2016, personally appeared before me KCM C. GARDNER a Manager of KC Gardner Company, L.C., a Utah limited liability company, the manager of Gardner Bingham Junction Holdings, L.C., a Utah limited liability company, on behalf of said company.



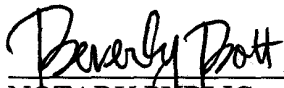
NOTARY PUBLIC
Residing at: DAVIS COUNTY, UT

My Commission Expires: 10.16.16



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

On this 27th day of JULY, 2016, personally appeared before me Brian Gochkour, a Manager of The Boyer Company, L.C., a Utah limited liability company, a manager of BG Vista Station, L.C., a Utah limited liability company, on behalf of said company.



NOTARY PUBLIC
Residing at: Salt Lake

My Commission Expires: 1/22/18

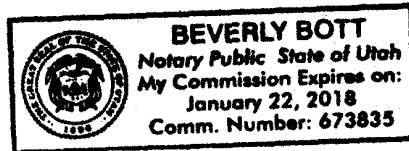


EXHIBIT A

Legal Description of Real Property

The following real property located in Salt Lake County, Utah:

Lot 325, VISTA STATION OFFICE PARK AMENDED, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

TOGETHER WITH those certain reciprocal easements and rights-of-way more particularly defined in the Covenants, Conditions and Restrictions recorded February 4, 2015 as Entry No. 11987390 in Book 10293 at Page 8691 and in the Declaration of Covenants, Restrictions and Easements recorded November 24, 2015 as Entry No. 12176579 in Book 10381 at Page 9348 of official records.

Tax ID No: 27-36-151-045