

**When Recorded Mail This Deed To:**  
CGGL XR 2 International LLC  
18301 Von Karman Avenue, Suite 250  
Irvine, California 92612  
Attn: Baker Morphy

13062470  
8/29/2019 1:28:00 PM \$40.00  
Book - 10822 Pg - 7420-7425  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 6 P.

Tax Parcel No.: 07-25-301-002

*11167A-CAF*

(Above Space for Recorder's Use Only)

**SPECIAL WARRANTY DEED**

BOYER NW QUADRANT, L.C., a Utah limited liability company as to a fifty percent (50.00%) undivided interest ("**Boyer**"), GB NW QUADRANT INVESTMENT, LLC, a Utah limited liability company, as to a thirty-one and forty-nine hundredths percent (31.49%) undivided interest ("**GB**") and FAE HOLDINGS 493571R, LLC, a Utah limited liability company, as to an eighteen and fifty-one hundredths percent (18.51%) undivided interest ("**FAE**;" together with Boyer and BG, individually and collectively, as the context may require, "**Grantor**"), does hereby CONVEY AND WARRANT against all who claim by, through or under Grantor, but not otherwise, unto CGGL XR 2 INTERNATIONAL LLC, a Delaware limited liability company, Grantee, whose current address is 18301 Von Karman Avenue, Suite 250, Irvine, California 92612, the following described real property in Salt Lake County, State of Utah, to-wit:

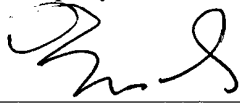
[See Exhibit "A" attached hereto and by this reference made a part hereof.]

Subject to all matters of record and all matters which may be disclosed by an accurate survey of the Property.

WITNESS, the hand of said Grantor, this 20<sup>th</sup> day of August, 2019

BOYER NW QUADRANT, L.C., a Utah limited liability company, by its manager

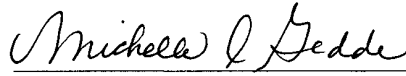
The Boyer Company, L.C., a Utah limited liability company

By:   
Name: BRIAN GOCHNOWICZ  
Title: Manager

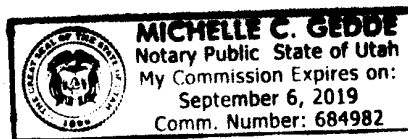
STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

On this 20 day of August, 2019, before me, the undersigned, personally appeared Brian Gochnowicz, known or identified to me to be a manager of The Boyer Company, L.C., which is the manager of Boyer NW Quadrant, L.C., a Utah limited liability company, who executed the instrument on behalf of said limited liability company, and acknowledged to me that the limited liability company executed the same.

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

  
NOTARY PUBLIC  
Residing at: Salt Lake County

My Commission Expires:  
09.06.2019





F AE HOLDINGS 493571R, LLC, a Utah limited liability company

By: Michael D. Bitt  
Name: Michael D. Bitt  
Title: Manager

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

On this 20<sup>th</sup> day of August, 2019, before me, the undersigned, personally appeared FAE HOLDINGS 493571R, LLC, a Utah limited liability company, known or identified to me to be a manager of, who executed the instrument on behalf of said limited liability company, and acknowledged to me that the limited liability company executed the same.

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

My Commission Expires:

\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

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

On this 20<sup>th</sup> day of August, 2019, before me, the undersigned, personally appeared Michael D. Batt, Manager of FAE HOLDINGS 493571R, LLC, a Utah limited liability company, and as such manager, who, executed the instrument on behalf of said limited liability company, and acknowledged to me that the limited liability company executed the same.

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 P Chabries*  
NOTARY PUBLIC

My Commission Expires:

Residing at: Davis County



EXHIBIT "A"

To

SPECIAL WARRANTY DEED

**(Legal Description of the Real Property)**

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

PARCEL 1:

Beginning at a point North 00°06'10" East 1284.32 feet along the section line and North 89°58'11" East 739.22 feet from the Southwest corner of Section 25, Township 1 North, Range 2 West, Salt Lake Base and Meridian and running thence North 1539.01 feet; thence South 81°47'49" East 964.21 feet to the Westerly line of the property described in Quitclaim Deed recorded December 28, 2010 as Entry No. 11105417 in Book 9892 at Pages 7953-7954; thence South 00°00'51" West 1400.93 feet along said Westerly line and generally along an existing barbed wire fence; thence South 89°58'11" West 954.00 feet to the point of beginning. (Also known as Lot 3, Coans Subdivision)

PARCEL 1A:

A non-exclusive easement for storm drainage purposes, appurtenant to Parcel 1, as described in that certain Drainage Access Easement Agreement recorded November 20, 2017 as Entry No. 12662571 in Book 10621 at Page 2875.